



Heritage Landscape Inventory Report

EASTHAM, MASSACHUSETTS

Massachusetts Heritage Landscape Inventory Program
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Massachusetts Department of Conservation and Recreation
Cape Cod Commission
Boston University

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[Cover Art: Clockwise from top left, Isaac Smith House by Maria Kohls, First Encounter Beach by Jaymie Law, 155 State Highway by Barbara Kurze, Boat Meadow by Jaymie Law.]

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ABOUT THE EASTHAM HERITAGE LANDSCAPE REPORT



A quilt depicting Eastham's local landmarks hangs in Town Hall. Photo by Barbara Kurze.

THE HERITAGE LANDSCAPE INVENTORY PROGRAM AND ITS GOALS

What gives a community its character? If asked, how would a citizen of Eastham depict his or her town? Perhaps he would describe its beaches, ponds, marshes, or historic farmsteads. Perhaps she would describe buildings like the Penniman House, the Three Sisters, or Town Hall. Perhaps he would describe Eastham's scenic roads, Route 6, or the Cape Cod Rail Trail. Or perhaps she would describe the neighborhood in which she lives. Together, all of these resources reflect the history of Eastham and provide its townspeople with a sense of place. These special places created by human interaction with the natural environment can be classified as **heritage landscapes**.

Heritage landscapes help define the character of a community by reflecting its past as well as its present; as a result, the landscapes are multi-layered and constantly



According to tradition, the Three Sisters Lighthouses earned their names for their resemblance to girls in white dresses and black hats. Photo by Maria Kohls.

evolving. In order to help communities identify and protect their valued resources, the Massachusetts Department of Recreation and Conservation established the Heritage Landscape Inventory Program in 1999. The primary goal of the program is to help communities identify a wide range of cultural landscapes, particularly those that are **significant and unprotected** or that **have not been the focus of previous survey work**. In partnership with the Cape Cod Commission, the Boston University Preservation Studies Program has endeavored to compile a Heritage Landscape Inventory Report for the Town of Eastham. The aim of the report is provide assistance to the community in identifying, evaluating, and protecting selected heritage landscapes.

METHODOLOGY

In compiling the report, the project team followed guidelines established by the Department of Conservation and Recreation and summarized in the organization's publication, *Reading the Land — Massachusetts Heritage Landscapes: A Guide to Identification and Protection*. The approach described in *Reading the Land* has been implemented in over 100 communities in seven regions across Massachusetts. Over the last five years, the program has begun to focus on communities in the Cape Cod Region. More information on the Heritage Landscape Inventory Program, including a downloadable version of *Reading the Land* can be found at <http://www.mass.gov/dcr/stewardship/histland/Inventoryprog.htm>.



Eastham residents engage in a community meeting to identify threatened heritage landscapes. Photo by Eric Dray.

One of the primary goals of the Heritage Landscape Inventory is to foster **community involvement** in preservation and conservation. The Cape Cod Commission selects towns for the heritage landscape survey based on need and interest; once selected, the town designates a Local Project Coordinator to serve as a liaison between individual community members, local preservation and conservation groups, and the project team. In conjunction with the project team, the Local Project Coordinator arranges a **community meeting** in which individuals are invited to learn about the

Heritage Landscape Inventory Program, voice their opinions on their community's valued heritage landscapes, and choose **priority landscapes** that will be the subject of further study by the project team.

The priority heritage landscapes form the basis for the **Heritage Landscape Inventory Report**. The report contains data for each priority heritage landscape as collected by the project team. Each priority heritage landscape is surveyed by the project team, often in conjunction with the Local Project Coordinator and other community

participants. The project team researches the priority heritage landscape's history as well as any previous documentation or survey efforts. In consultation with the Cape Cod Commission and the Local Project Coordinator, the project team identifies critical issues and threats to the character-defining features of the priority heritage landscapes. Finally, the project team investigates the community's current regulations and recommends protective tools for each priority heritage landscape.

HOW TO USE THIS REPORT



Outer Cape landscapes often provided material for American realist painter Edward Hopper. In 1941, Hopper painted this Eastham house located along Route 6 (left). Even without the depiction of the busy highway in the modern photograph (right), it is not difficult to visualize the ways this landscape has changed in only sixty years. Fortunately, many of the character-defining features of Eastham's heritage landscapes remain, but they must be protected in the face of further change. Hopper painting reproduced courtesy of Charles Sternaimolo; Photo by Barbara Kurze.

Eastham's Heritage Landscape Inventory Report is intended to serve as a preliminary preservation planning document that gives the community a variety of tools to ensure the protection of their valued resources. The research and recommendations contained within this document can aid Eastham with not only its immediate preservation efforts, but also its long-term goals. Heritage landscapes can change drastically in the span of only a few years, and one of the best ways to prepare for the onset of inevitable change is by defining clear objectives for protecting Eastham's heritage. This report should be used in conjunction with Eastham's existing planning documents, such as the Local Comprehensive Plan and the Open Space and Recreation Plan; further, the project team encourages collaboration between various planning, conservation, and preservation groups, which often have overlapping interests.

History of Eastham

Beginning with a brief history of the community, this report tells the story of Eastham thereby placing the significance of the heritage landscapes in a **broader historical context**.

Priority Heritage Landscapes

The **community meeting, heritage landscape identification process, and selection of priority heritage landscapes** are then described in further detail. Each priority heritage landscape is addressed individually, with sections for **historical significance, a description** of the landscape and its boundaries, an analysis of **issues and threats** to the landscape, and **recommendations** for tools that can preserve and protect the landscape. The recommendations are divided into **priority recommendations**, which the project team has determined should be implemented as soon as possible, and **additional recommendations**, which the project team feels could supplement the priority recommendations and aid in future preservation efforts.

Guide to Existing and Recommended Documentation

Following the review of each priority heritage landscape is a **guide to existing and recommended documentation**. The guide describes some of the most common national, state, regional, and local preservation documentation programs, such as the National Register of Historic Places, and identifies those Eastham buildings and landscapes that have previously been surveyed, studied, or listed in one of these resources. The guide also reiterates the recommendations contained within each heritage landscape section as they relate to each program. This section is intended to provide a quick reference guide on Eastham's preservation efforts to date and opportunities for the future.

Planning Tools and Techniques

A number of **regulatory and protective tools** can be utilized to preserve Eastham's heritage landscapes. Those planning tools and techniques which are in place are reviewed while strategies recommended within the priority heritage landscape sections are discussed in greater detail. The recommended tools and techniques are grouped under federal, state, and local. For quick reference, a table is included that lists the recommended tools and identifies the priority heritage landscapes which are currently protected by each tool and the landscapes for which the tool is recommended.

HISTORY OF EASTHAM



*Eastham resident Abelino E. Doane (1857-1941) stands outside Town Hall in 1930.
Photo courtesy of the Eastham Historical Society.*

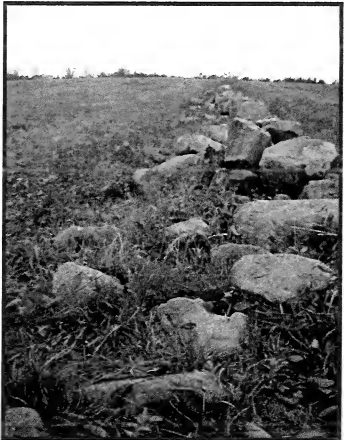
The Town of Eastham, incorporated in 1651, is located on the Outer Cape approximately ninety-two miles southeast of Boston. The Atlantic Ocean and Cape Cod Bay form Eastham's boundaries to the east and west, and the towns of Wellfleet and Orleans lie to the north and south. Roughly one-third of the 27.26 square mile town is protected within the Cape Cod National Seashore, which begins at Nauset Marsh and Fort Hill and encompasses land along the Atlantic coast through Eastham, Wellfleet, Truro, and Provincetown. Eastham is relatively flat, with most of the town lying at or below sixty feet above sea level. Marshy wetlands characterize the areas around Eastham's small rivers, harbors, and the south section of town. Like other Cape Cod towns, Eastham utilized its coastal resources to sustain its maritime industry; however, agriculture was the town's primary economic system for much of its history. As Eastham transitioned to a resort town in the twentieth century, its large, widely dispersed farms were subdivided and developed into residential areas.

Native American Origins and European Settlement

The archaeological record for the past 6,000 years traces habitation of Eastham and neighboring towns by the Native Americans of the Nauset tribe. Archaeological and

documentary evidence attest to settlements of dispersed wigwams and agricultural fields located near ponds and coastal areas in the areas of First Encounter Beach, Salt Pond, Nauset Marsh, Fort Hill, and Town Cove. A small pox epidemic around 1621 seems to have reduced the native population by more than half, and in 1666, the remaining indigenous people were moved to a reservation in present-day South Orleans. Today, a number of descendents of the Nauset tribe are members of the Wampanoag Mashpee tribe.

The first Europeans explored the area in the early seventeenth century, and, in 1640, several settlers from Plymouth purchased three large tracts of land from the Native Americans. Four years later, several Plymouth families established the Nauset Plantation, which included the present-day towns of Eastham, Wellfleet, and Orleans. The area was incorporated as the Town of Nauset in 1646, and in 1651, its name was changed to Eastham. Throughout the latter half of the seventeenth century, the European population steadily rose. Settlers cleared the land of oak, cypress, and cedar trees to raise wheat, corn, and hay; graze livestock; and cultivate fruit trees, supplementing their agricultural pursuits with hunting, fishing, shellfishing, and drift whaling. Farms were scattered throughout the town, with the original settlers' 200-acre farms concentrated in the south section of town near Town Cove. There, the first meetinghouse, marked by Cove Burial Ground, was constructed, and early roads connected the meetinghouse to local and regional farms.



*Stone walls mark historic agricultural fields at Fort Hill.
Photo by Maria Kohls.*

Early Agricultural History

Eastham continued to grow in the eighteenth century, and remained, for at least three quarters of the century, a relatively large and prosperous community. By 1718, the town was divided into two parishes, and a new meetinghouse was constructed in present-day Orleans south of Town Cove. Wellfleet and Orleans separated from Eastham in 1763 and 1797, so the exact number of people living within the current boundaries of Eastham is unknown. In 1760, Eastham was the most populous town on Cape Cod. By 1765, the town reached a population of 1,327 (Wellfleet had already separated, and about half of the population probably lived in Orleans); by 1776, the number increased to 1,899. New farmsteads were established north and west of older sites around Town Cove; along the King's Highway (in the general area of present-day Route 6); and along the County Road, which was built in 1720 and connected Harwich to Truro.

During this period, Eastham farmers were able to shift from subsistence to market farming, producing enough corn, wheat, and other grains to export. By the end of the eighteenth century, there were at least two windmills used for processing the town's

abundant supply of corn, one of which still stands opposite present-day Town Hall. Farmers also grew English hay on the uplands and harvested salt marsh hay from the wetlands along the Cape Cod Bay side of the town and from Nauset Marsh. Despite its small, shallow harbors, Eastham maintained a commercial fishing industry. Eastham fisheries harvested cod, mackerel, oysters, and soft-shell clams (used for bait), and residents continued to process oil from drift whales.

The Transitional Nineteenth Century

After Wellfleet and Orleans separated from Eastham, the town quickly shifted from one of the most populous areas on the Cape to one of the least. The town also lost most of its maritime business to towns with deeper harbors. Nevertheless, Eastham continued to rely on its strong agricultural base, producing sufficient amounts of grain (despite the depletion of the soil that occurred during this period) to export to Boston and other nearby towns. Eastham's landscape, in contrast to other Cape towns that developed clustered village centers typically near their harbors, was characterized by its scattered, rural farmsteads.

Maritime trades did not disappear entirely from Eastham's landscape. Town Cove and Rock Harbor could still support smaller vessels and several captains made their homes in the town. Those involved in maritime trades often enlisted work as merchants operating out of Boston. Additionally, Eastham residents built the first canal to connect Cape Cod Bay to the Atlantic Ocean. Construction began in 1804, and the canal, known as Jeremiah's Gutter, traversed the town between Boat Meadow Creek and Town Cove. The canal has since filled with sand; however, its site was considered for the location of the Cape Cod Canal.

New Agricultural Development, Transportation Improvements, and Tourism



The Nickerson family still utilizes traditional practices to grow their Eastham turnips. Photo by Jaymie Law.

By the late nineteenth century, Eastham was ranked as one of the poorest and least populated towns on Cape Cod; however, residents continued to make their livings through farming and fishing, as they had for over two centuries. Eastham farmers found that 200 years of growing wheat, corn, and other grains exhausted their soils, so these crops were soon replaced with asparagus and turnips, which flourished in the sandy soil.

The Cape Cod Railroad line was extended through Eastham in 1870; the town eventually had two depots at Eastham Center and North Eastham. The Eastham Center depot sparked commercial and residential development, shifting the town center from the area near Salt Pond (Old Town Center Historic District) to Samoset Road and Great Pond (Eastham Center District). The railroad also aided in

the export of Eastham crops; however, around the turn of the twentieth century, many Eastham residents began to rely on truck gardening and sold their produce at roadside stands along Route 6. Between 1920 and 1940, King's Highway was paved, widened, and established as US Highway 6 ("Route 6"), improving accessibility to Eastham and other outer Cape Cod towns. As a result, tourism began to play a greater role in development along the Cape; yet, Eastham's year-round population increased only slightly during the twenty year period. A number of new residential building types developed along Route 6 and near the beaches, including lodges, guest houses, seasonal cottages, and bungalows. Small shops, restaurants, and variety stores also flourished in the new tourist market.

During and after World War II, Eastham experienced the rapid population growth that characterized much of the region. The establishment of the Cape Cod National Seashore in 1961 helped protect Eastham's rural feel in the face of development that accompanied a drastic population increase between 1940 and 1990. Today, Eastham is home to 5,646 year-round residents. A naturalistic atmosphere and variety of recreational activities continue to make the town a popular tourist destination. The Cape Cod Rail Trail runs along the former Cape Cod Railroad line, and conservation areas have been established around most of the town's centrally located freshwater ponds. Additionally, Eastham has five National Register historic districts, one Archeological district, and one local historic district.



The Cape Cod Rail Trail takes advantage of the historic railroad corridor and offers scenic views of Eastham's freshwater ponds. Photo by Barbara Kurze.

EASTHAM HERITAGE LANDSCAPES



Barbara Kurze, a Boston University Preservation Studies graduate student, presents key aspects of the Heritage Landscape Inventory at Eastham's community meeting. Photo by Eric Dray.

COMMUNITY MEETING

Eastham's heritage landscape identification meeting was held on October 13, 2010, and was attended by approximately fifteen residents, including representatives of town boards and local non-profit organizations. The participants compiled an extensive list of Eastham's heritage landscapes for each of the nine heritage landscape categories: Agricultural, Industrial and Commercial, Residential, Civic, Institutional, Natural Features, Cemeteries, Transportation Routes, and Recreation and Open Space. The general location of each heritage landscape was identified on the Eastham town map. Following the Department of Conservation and Recreation methodology, each person voted for their top three "priority" heritage landscapes—valued landscapes that both contribute to the character of the community and are not permanently protected or preserved. The ten landscapes receiving the most votes were designated priority heritage landscapes and are the focus of this report. To understand the priority landscapes and the issues and threats that they face, the project team conducted fieldwork to photograph and document the priority landscapes, and researched Eastham's history and current preservation planning tools and resources. The consulting

team also provided the Initial mapping and parcel number documentation, which the Cape Cod Commission used to produce GIS mapping of the priority heritage landscapes. The complete list of heritage landscapes and priority heritage landscapes from the meeting can be found in Appendix 2.

HERITAGE LANDSCAPES

Eastham residents identified almost 100 heritage landscapes encompassing all of the landscape types identified by the Massachusetts Department of Conservation and Recreation in *Reading the Land*: Agricultural, Commercial, Residential, Civic, Institutional, Natural Resources, Cemeteries, Transportation Routes, and Recreation and Open Space. These landscapes represent a range of resources that define the character of the community and help tell the story of Eastham's historical development.



Community members listed heritage landscapes by category and then voted on which were most at risk. Photo by Eric Dray.

PRIORITY LANDSCAPES

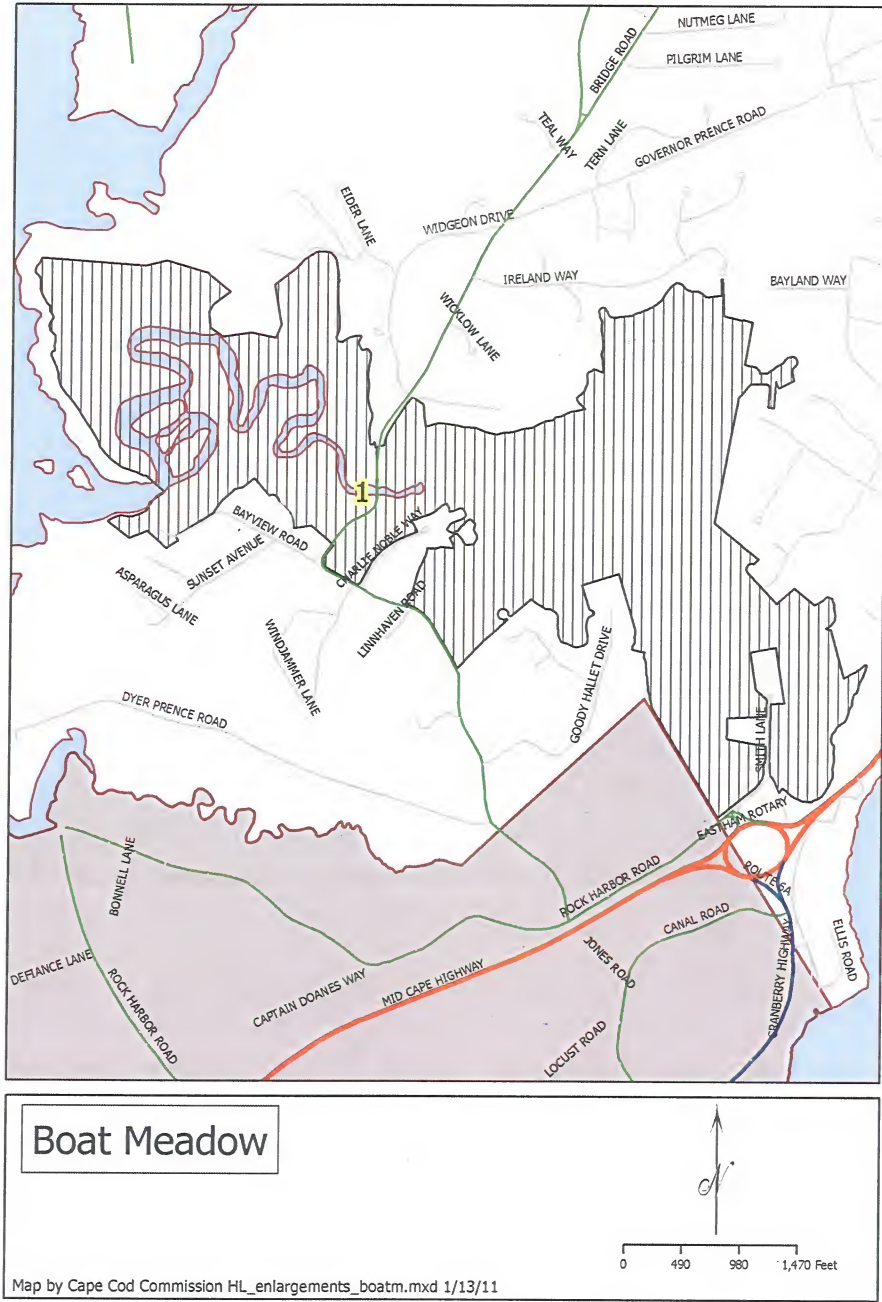
The priority heritage landscapes identified for Eastham are:

- Boat Meadow
- Rock Harbor
- Dyer Prince Road
- Bridge Road
- Town Cove
- First Encounter Beach
- Freshwater Ponds
- Fort Hill
- Turnip Farms
- Route 6 (State Highway)

These landscapes represent a cross-section of the natural and cultural resources that played an important role in the history of Eastham. This report describes the unique value of these important and threatened landscapes and provides recommendations for how they can be protected and preserved. The recommendations should be considered a starting point for discussion among community members; it is up to residents, town officials and staff, and other community groups to identify common

preservation goals and to implement the appropriate tools and techniques to protect these critical resources.

BOAT MEADOW



BOAT MEADOW



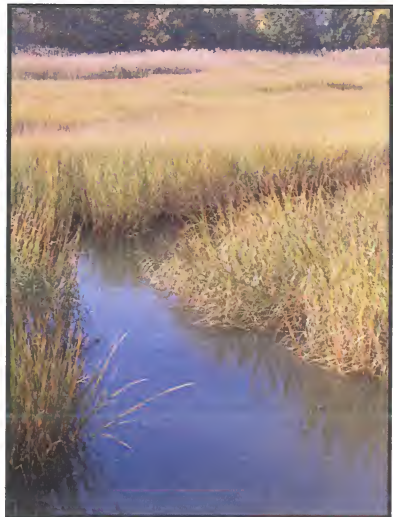
Photo by Jaymie Law

HISTORICAL SIGNIFICANCE

Native Americans in Eastham used salt marshes to collect shellfish and to hunt for various species of ducks. Upon their arrival to New England, European colonists brought with them a long-standing tradition of farming and management of salt marshes. The vast majority of early seventeenth century settlements in New England were located next to one or more large natural fresh or salt marshes, used to naturally cultivate hay. In addition to mowing marshes for hay to feed livestock, early colonists in coastal New England towns also used plants from salt marshes for thatching on their houses. Despite early legal attempts by a Massachusetts governor to forbid this construction practice, building of thatch roofs continued throughout the seventeenth century; later Colonial Laws reserved specific areas of marsh, called thatch banks, for this purpose.

Throughout the eighteenth and nineteenth century, New England marsh areas such as Boat Meadow continued to be highly valued areas for the production of salt hay. Farmers used labor-intensive techniques to manage the landscape, such as digging ditches and installing floodgates to make the marsh more agriculturally productive.

Groups composed of several members of the local farming community were responsible for harvesting the hay. Often several groups would operate simultaneously in close proximity to each other. In this way, harvesting of salt marshes depended upon and was strengthened by a sense of community and cooperation. The development of mowing machinery by the late nineteenth century reduced the number of people needed to mow large areas of marsh. In the beginning of the twentieth century, salt hay from marshes was still used for fodder, while a large quantity was used for other agricultural enterprises such as the growing of early vegetables.



*Eastham residents found various uses for the grasses harvested at Boat Meadow.
Photo by Jaymie Law.*

In the seventeenth, eighteenth, and nineteenth centuries, the waterways of Boat Meadow served as an important local and regional supply and transportation route not only for the large flat-bottom wooden boats carrying hay harvested out of the marsh at high tides, but also for supplies and people traveling through the marsh. Bridges crossing Boat Meadow River have also linked the south section of Eastham to the town center. At Smith Lane and Canal Road is the former site of a hand-dug canal, known as Jeremiah's Gutter, which connected Town Cove to Boat Meadow. In the second half of the nineteenth century, the Old Colony Railroad Cape Cod Division built its New York and New Haven Railroad through Eastham. The railroad embankment, which ran north-to-south through Boat Meadow, is now site of the Cape Cod Rail Trail.

Over the past two hundred years, it is estimated that the Massachusetts coastline has lost forty-one percent of its salt marshes, with an even higher percentage in urban areas. In Eastham alone, it is estimated that two hundred acres of salt marsh have been altered through development since 1970. Thus, Boat Meadow represents a historic landscape and a traditional way of life, as well as a diminishing resource in the state.

DESCRIPTION

*B*oat Meadow, formed by Boat Meadow River and its surrounding wetlands, covers an area of 168 municipally-owned acres in the southern part of Eastham. From its mouth at Cape Cod Bay, Boat Meadow River flows eastward towards Route 6 and Town Cove. It crosses under Bridge Road as well as the Cape Cod Rail Trail and terminates at Upper Boat Meadow by Route 6, Smith Lane, and Canal Road. Upper Boat Meadow contains town-owned parcels as well as parcels of brackish marsh owned by the Eastham

Conservation Foundation. Boat Meadow's and Upper Boat Meadow's north and south boundaries abut privately owned upland that has been developed for residential purposes and is zoned for single or two-family houses. In general, the boundaries of Boat Meadow heritage landscape identified by the project team include a one hundred foot buffer around the edge of the marsh, consistent with buffer written in the Environmental Protection Law and Eastham's Wetland Bylaw. The nature of the marsh's ownership, federal and local wetland regulations, and enforcement of regulations by the Eastham Conservation Commission, have been effective in minimizing the visibility of buildings in the viewshed and the loss of vegetation, while preserving the stunning views of Cape Cod Bay, the marsh, the wooded upland borders, and the Bridge Road causeway and bridge. These scenic landscape qualities are enjoyed by residents, kayakers, walkers, and bird watchers to the Boat Meadow's recreational areas.

Above all, Boat Meadow is significant as a native habitat and environmentally sensitive ecosystem that should be carefully managed to protect the species that have been utilized by the local community since the Eastham's initial settlement. Boat Meadow is a site for many species of plants, invertebrates, mammals, birds, and fish. Characteristic salt marsh plants in low marshes (seaward side of salt marsh) include smooth cord grass. In high marshes (between low marsh and upland border) characteristics plants typically include salt hay grass, spike grass, and black grass. Salt marsh borders include species such as high tide bush, sea myrtle, stiff-leaved quack grass, seaside goldenrod, and switch grass. Invertebrates found at Boat Meadow include worms, shrimp, barnacles, snails, clams, fiddler crabs, and ribbed mussels. Birds (terns, herons, red-winged blackbirds, gray catbirds), and fish (mummichog, sheepshead minnow, Atlantic eel) are also found at Boat Meadow. Rare species also make their seasonal home at Boat Meadow, most notably osprey and diamond-backed terrapin turtles. As a result of its diverse ecosystem, Boat Meadow has been named a Designated Shellfish Growing Area by Massachusetts Division of Marine Fisheries; a Priority Habitat of Rare Species (PH) and an Estimated Habitat for Rare Species by the Massachusetts Division of Fisheries and Wildlife; and an Outstanding Resource Waters through application of the Massachusetts Surface Water Quality Standards. Additionally, it falls within the boundaries of the Inner Cape Cod Bay Area of Critical Environmental Concern. The Inner Cape Cod Bay Area of Critical Environmental Concern was nominated by conservation commissions, boards of selectman, and planning boards from the towns of Eastham, Orleans, and Brewster, and was designated in 1985 by the Massachusetts Secretary of Energy and Environmental Affairs.

ISSUES AND THREATS

Tidal restrictions

Tidal flow in the wetland is altered and/or partially diminished by culvert pipes used to channel water under or through obstructions such as roads, typically referred to as **tidal restrictions**. The management of tidal restrictions is an issue at Boat Meadow,

specifically at Bridge Road, the Cape Cod Rail Trail, and Smith Lane. Tidal restrictions have caused **scouring and erosion** of embankments, **corrosion and cracking** of inadequately maintained pipe culverts, **clogging** of pipes with debris, and **submergence** of pipes at high and low tides with pools of stagnant water. Tidal restrictions can **limit biodiversity** in the marsh by encouraging the colonization of invasive species of plants, causing vegetation die off, and posing harm for invertebrate and fish species upstream from the restriction. Remediation work was done between 1999 and 2003 to mitigate damages caused by tidal restrictions at Boat Meadow; however, follow-up studies have determined that more work is still needed to prevent erosion, compression of the marsh, pooling of water, and trapping of debris. Generally, the re-establishment of the natural diversity and abundance of marsh ecosystems is not complete for a minimum of two decades after remediation process occurs. Thus, tidal restrictions have a **long-term impact** on salt marshes. The success of remediation work is not guaranteed or immediate.

Marsh dieback

Boat Meadow has been identified as a site of **marsh dieback**. Marsh dieback is a classification given to wetlands when the death of its plants occurs for unconventional reasons. In New England normal causes of plant death can include freezing, soil toxicity, grazing, rising sea levels, erosion, wrack kills, submergence, or natural or man-made alteration in tidal flows. Although only recently identified in Boat Meadow, scientists now believe that marsh dieback has been occurring for many years at various sites on Cape Cod. Scientists are still exploring causes of marsh dieback and have not reached an overall consensus. A potential cause of marsh dieback is a type of fungi that attacks marsh plants, particularly when plants have been weakened by drought.

Potential for development of abutting upland

Increasing **development density** on upland abutting the marsh would potentially negatively impact the visual character of the landscape by reducing vegetation and increasing the visibility of houses. New construction could also be potentially detrimental to the marsh from an environmental aspect. Installation of on-site septic systems and use of fertilizers for lawns can contaminate water run-off and lead to nitrogen loading in the marsh. Currently, existing adjacent septic systems next to Boat Meadow have already been identified as possible sources of pollution.

PRIORITY RECOMMENDATIONS

1. Encourage and promote stewardship efforts in the marsh

The town, community groups, and individual private property owners should explore the possibility of federal funding to support stewardship efforts including removal of invasive species and clean-up activities. Possible matching and non-matching grant sources are found on the Federal Funding Sources for Watershed Protection website:

<http://cfpub.epa.gov/fedfund/>. The town, community groups, and individual private property owners should also explore the possibility of obtaining land management grants through regional grant programs run by Barnstable County.

2. Increase public awareness and educate the community about the value of placing conservation restrictions on properties abutting Boat Meadow

Conservation restrictions allow the community to protect natural resources by establishing a legal agreement between a property owner and a conservation group, such as the Eastham Conservation Foundation. Property owners who choose to place their land under conservation restrictions are eligible for tax abatements in return for protecting property features that are valuable for the whole community. There is currently one property on Salt Marsh Way that is an abutter to Boat Meadow that has had a conservation restriction since 1991, which includes protection of wetland and upland habitat. In addition, a parcel on Cartway Lane abutting Boat Meadow and Cape Cod Bay was put under a conservation restriction with the Nauset Land Trust in 1986.



Planning tools and regulations limiting development along Boat Meadow would protect scenic views of the marsh. Photo by Jaymie Law.

ADDITIONAL RECOMMENDATIONS

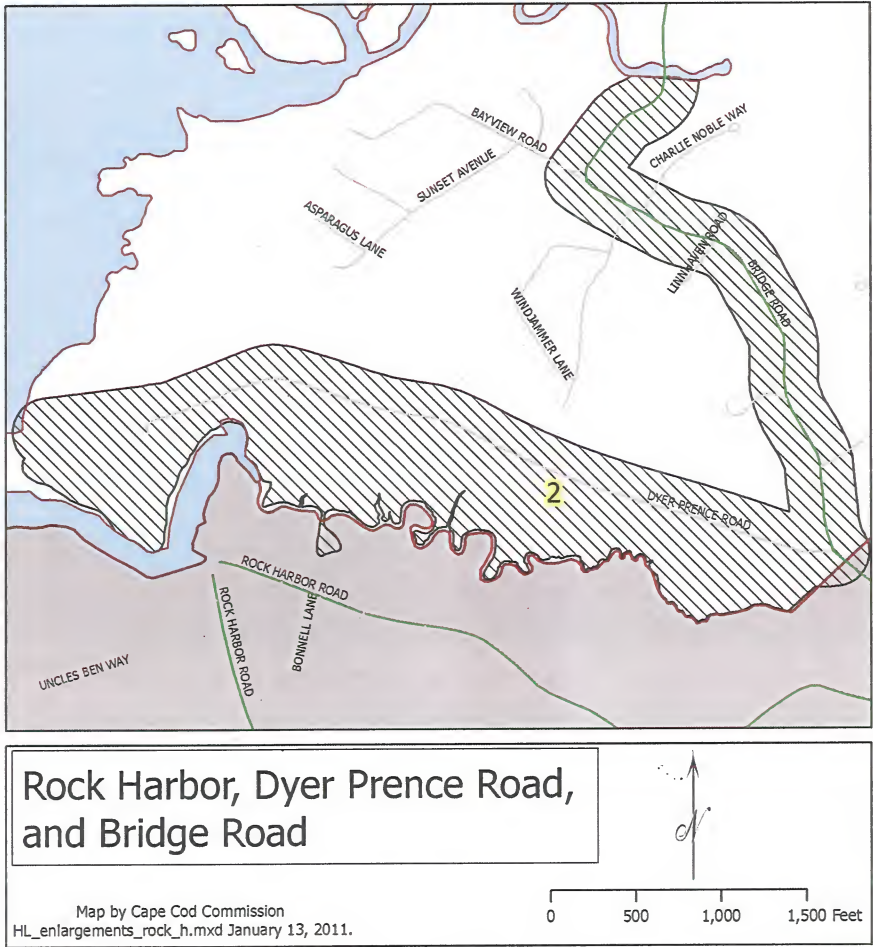
Adopt a Scenic Vista bylaw

Scenic Vista bylaws are useful for limiting the impact of development on scenic vistas that have been identified by the town. Scenic vistas are often considered heritage landscapes and may encompass natural, cultural, and historic features that are important to the community. Scenic Vista bylaws should be enacted by the town in order to protect the watershed views of Boat Meadow. The scenic vistas of Boat Meadow and Cape Cod Bay as seen from the Rail Trail, public roads, and private residences are large parts of the distinctive natural features of this heritage landscape. The community recognizes and values these water views. Although land in Boat Meadow is not under immediate threat since it is primarily town owned, it is important to put as much protection in place as possible.

Use Community Preservation Funds for open space projects

The Community Preservation Act enables communities to establish a local community preservation fund. The funds come from a 3% surcharge on local property taxes and a statewide matching fund. A minimum of 10% of the Community Preservation Act's funds is allocated to each of the following categories: historic preservation, open space protection, and affordable housing. The remaining 70% is available for all of these categories, as well as recreation projects. The town should explore the use of Community Preservation Funds to finance preservation, rehabilitation, and restoration projects in Boat Meadow. According to the Eastham Community Preservation Act bylaw, salt marshes, scenic vistas, and land for wildlife habitat or biodiversity are among areas that qualify as open space. Activities that qualify for Community Preservation Act funds include: removal of invasive species from wetlands to protect open space environment and wildlife habitats, restoration of marshlands, and the planting of trees.

ROCK HARBOR, DYER PRINCE ROAD, AND BRIDGE ROAD



ROCK HARBOR, DYER PRINCE ROAD, AND BRIDGE ROAD



Photo by Maria Kohls

HISTORICAL SIGNIFICANCE

In the southwest corner of Eastham, the area comprised of Rock Harbor, Rock Harbor Beach, Rock Harbor Creek and its corresponding marshlands, Dyer Prince Road, and Bridge Road exemplifies a heritage landscape created by the interaction between the natural and human-made environment. Throughout much of the town's history, Rock Harbor's value to Eastham was second only to the harbor at Town Cove, and, despite its limited tidal access, Rock Harbor was certainly the town's most viable harbor on Cape Cod Bay. Vessels from towns such as Boston, Plymouth, and Salem often landed at Rock Harbor during the early days of the colonies. As a result, pockets of residential developments arose between Rock Harbor and Boat Meadow. By the 1830s, these developments were more densely clustered than the widespread farms that characterized most of Eastham, while Dyer Prince Road and Bridge Road served as two important connectors to other parts of town. Houses, a school, a windmill, and salt works were all present in this area during the nineteenth century.

Like most of Eastham's residents, the families who constructed and lived in the houses along Dyer Prince and Bridge Roads worked in the agricultural and maritime industries—sometimes combining pursuits from each. Two Greek Revival houses along Bridge Road are associated with Rueben Nickerson—a farmer, salt maker, politician, and member of Eastham's prominent Nickerson family. Additionally, two captains, numerous farmers and yeoman, and several salt makers were all reported as area residents in the nineteenth century. While a significant amount of new construction developed in the area following World War II, the rural character was largely unaffected by the more rapid, tourism-based development seen in other parts of Eastham.

DESCRIPTION

Both natural and human-made features form the boundaries of this crescent-shaped heritage landscape. To the south, the Eastham-Orleans town border runs through the middle of Rock Harbor and continues along the course of the creek as both parallel Dyer Prince Road. As this report's focus is the heritage landscapes of Eastham, the town line will serve as the landscape's boundary; however, portions of Orleans, especially surrounding Rock Harbor and along Bridge Road, have been historically linked to this section of Eastham. The town line crosses Bridge Road just south of its intersection with Dyer Prince Road. As shown on the map above, Bridge Road and Dyer Prince Road serve as the backbone of the heritage landscape. The scenic qualities of both roads derive from the gradual accumulation of features that have occurred over centuries of the area's development. Marshland is juxtaposed with historic buildings representing several periods and architectural styles. Naturally-occurring and cultivated vegetation line the streets, while split rail fences—some of which predate the buildings that stand behind them—contribute to the rural feeling of the area. A 200-foot buffer zone, measured from the center of the road, is suggested for both sides of Bridge Road and the north side of Dyer Prince Road. The heritage landscape extends as far north along Bridge Road as the bridge over Boat Meadow; here, the streetscape changes to more densely settled pockets of contemporary residences. The boundary terminates to the west at Cape Cod Bay, just north of Rock Harbor Beach.



Small Rock Harbor has moorings for forty-five Eastham boats and can only be entered during high tide. Photo by Barbara Kurze.

The human-made estuary at Rock Harbor connects the mouth of Rock Harbor Creek to Cape Cod Bay. Access to Rock Harbor is shared between Eastham and Orleans; on the north side, the town owns and maintains the harbor, beach, an adjacent paved parking lot, and several lots between the creek and Dyer Prince Road. Demarcating

entrance to the harbor is a large granite jetty that juts out from Rock Harbor Beach. Together, town-owned Rock Harbor Beach and the harbor parking area comprise approximately nine acres, characterized by small dunes covered by grasses, flowering plants, and small trees. North of Dyer Prince Road, the beachfront lots are privately owned, marked by a split rail fence that follows the public path that connects a small, unpaved parking area at the end of Dyer Prince Road to the waterfront. Several more paths meander from both this small parking area and the harbor parking lot, through the dunes, and to the bay.

The rural, naturalistic setting of Rock Harbor and Rock Harbor Beach continues along neighboring Dyer Prince Road. The two-lane road provides the only access to the harbor and beach; however, the area is not thickly settled, likely due to the low-lying wetlands that dominate the landscape. Lot sizes along the road range from under one acre to over eight acres, with the average lot size falling between a half-acre to one-and-one-half acres. Only a few parcels are left undeveloped. The road is lined with thick vegetation that includes grasses, thickets of small brush, and mature cedar, oak, and locust trees. Several of the properties along Dyer Prince Road feature split rail fencing. The salt marshes of Rock Harbor Creek are visible along the south side of the road. Part of the creek turns northward and terminates in town-owned conservation land creating a scenic vista across the marshland. A purely residential street, Dyer Prince Road features several historic examples of the Cape Cod architectural form, which was utilized extensively throughout the Cape in the eighteenth and nineteenth century. Previous surveys have identified one eighteenth century and two early-nineteenth century half-Cape houses along Dyer Prince Road. During the second half of the twentieth century, newer houses have been built; however, these modern residences derive their form and style from the older, Cape houses, contributing to the overall historic feel of Dyer Prince Road.



The Cape Cod house is one of the earliest architectural types found in the region. Photo by Barbara Kurze.

Bridge Road, by contrast, has been more densely developed than its neighbor Dyer Prince Road; however, the two streets have been connected throughout much of their history and exhibit some of the same residential development patterns. Lots along this section of Bridge Road average one- to one-and-one-half acres. Like Dyer Prince, this section of Bridge Road is entirely residential. While busier, as it connects the southeast section of Eastham to the community's center, Bridge Road still meanders and curves along its path to Boat Meadow, giving the area character that draws from both its rural and suburban setting. In general, the southeast portion of Bridge Road is more suburbanized, while the northwest section, as the road curves sharply toward Boat



*A substantially-sized Greek Revival house stands near the intersection of Bridge and Dyer Prince Roads.
Photo by Maria Kohls.*

Meadow, are more naturalistic. Wetlands created by Rock Harbor Creek and Boat Meadow are visible at several points along Bridge Road. The houses along Bridge Road are diverse with respect to architectural style, period of construction, and size. Like Dyer Prince Road, Bridge Road features a few examples of Cape Cod houses, including the circa-1738 Isaac Smith House, the oldest house identified in a previous survey of the area. Additionally, Bridge Road includes examples of larger, two-story Federal, Greek Revival, and Italianate houses. Newer construction has typically, as with Dyer Prince Road, remained consistent with neighboring houses in style, scale, and form, maintaining Bridge Road's cohesive yet diverse streetscape.

ISSUES AND THREATS

Maintaining the rural character of the heritage landscape

The heritage landscape formed by Rock Harbor, Dyer Prince Road, and Bridge Road is a unique place in which several periods of Eastham's history and development can be read in the land, buildings, streetscape, and settlement patterns. Proximity to the beaches along Cape Cod Bay and increasing land values have made the area particularly attractive to **new residential development**. Lots along a new cul-de-sac east of Rock Harbor Beach have already been laid out and are currently for sale. Furthermore, the lots appear to be subdivisions of a nearly twenty-acre parcel that stretches from Cape Cod Bay to the creek's marshlands. New residential development and the subdivision of the remainder of this comparatively large parcel have the potential to interrupt or change the present streetscape, affect natural animal habitats, or drastically increase traffic along Bridge and Dyer Prince Road. Furthermore, without clear, town-approved **design guidelines** and a **design review process**, the area's character-defining features are at risk through loss of architectural detail or incompatible, out-of-scale construction.

Use and maintenance of Rock Harbor

A small harbor that can only be reached during high tide, Rock Harbor is subject to a number of both natural and human-made risk factors. As the town boundary bisects Rock Harbor, both Eastham and Orleans have an interest in maintaining its health and usability. Rock Harbor is subject to **natural erosion**; Eastham's Local Comprehensive Plan

recommends **dredging the harbor** every five years but suggests that regular dredging has not been undertaken by either town in the recent past. Additionally, it falls within the boundaries of the Inner Cape Cod Bay Area of Critical Environmental Concern. According to Eastham's Harbormaster, moorings at Rock Harbor are highly valued, and it would be difficult for the small harbor to keep pace with the demand. While enlarging the human-made harbor is not addressed in any town documents consulted for this report, such action would have immediate consequences to the natural environment of Rock Harbor Creek and its beach, as well as to traffic patterns along Bridge and Dyer Prince Roads.

PRIORITY RECOMMENDATIONS

1. Pursue the establishment of a National Register historic district for the area

The National Register of Historic Places recognizes and honors places that are significant to America's past. Any resource that is listed or found eligible for listing and is affected by a project requiring state or federal involvement is subject to a **review process** and **mitigation**. Listing on the National Register also triggers the **Cape Cod Commission's review process** of the total destruction or substantial alteration of the building. A prior survey, undertaken on behalf of the Eastham Historical Commission in 1998, examined a number of historic buildings on Dyer Prince and Bridge Roads and determined the area eligible for nomination as a National Register district. It is the recommendation of this report that, building upon the work completed in 1998, the town should pursue further study of the area and prepare a nomination for listing to the National Register.

2. Pursue the establishment of a local historic district for the area

While listing the area on the National Register of Historic Places affords both prestige and some review measures, a local historic district puts more control in the hands of the townspeople to determine the best methods for protecting the character-defining features of a building, neighborhood, or district. A local historic district requires the public review of all changes to exterior features visible from a public way. Eastham has already adopted a demolition delay bylaw, which can temporarily halt the total or partial destruction of a historic building, but it does not protect against the gradual erosion of architectural detail or demolition by neglect. Establishing a local historic district with clear **design guidelines** and an effective **design review process** is the best way for Eastham to maintain the valuable historic resources found in this district.

3. Pursue the adoption of a Scenic Roads bylaw

Both Bridge and Dyer Prince Roads were listed as two of Eastham's scenic roads in the town's latest Local Comprehensive Plan; however, the town does not currently have a Scenic Roads bylaw on its books. A Scenic Roads bylaw **protects the rural character of a road** by requiring a public hearing for work affecting historic or natural resources (such as trees, stone walls, or fences) that lie within the road's public right of way. As the Dyer

Prince and Bridge Road corridors form the backbone of the heritage landscape, it is vital to consider them as valued resources that also require protection.

ADDITIONAL RECOMMENDATIONS

Engage various community groups in the preservation of the landscape

Many of Eastham's character-defining landscape features can be found within the heritage landscape formed by Rock Harbor, Dyer Prince Road, and Bridge Road: a town beach and landing, a low-lying salt marsh, habitats for native flora and fauna, scenic roads, and historic houses. The diversity of the heritage landscape makes is an area that is conducive to collaboration between community groups with overlapping interests. Furthermore, the town can use **Community Preservation Act funds** for both open space and preservation to finance projects such as surveys of historic resources, acquisition of conservation land, or roadway easements.

Collaborate with the Town of Orleans

The political boundary that separates Eastham and Orleans does not necessarily delineate the borders of the Rock Harbor-Dyer Prince Road-Bridge Road heritage landscape. For much of their histories, the two towns were linked, and they continue to share access to a number of resources today. Rock Harbor's maintenance responsibilities can and should be shared by the two towns, and the harbor study suggested by Eastham's Local Comprehensive Plan could bring beneficial information to both towns. Further, the similarities in historic resources along Bridge Road span the border into Orleans; in preparing a nomination for a National Register district, Eastham should consider how Orleans' Bridge Road building relate to the character of the landscape. The two towns could share the burden of funding and executing further fieldwork.

TOWN COVE



TOWN COVE



Photo by Barbara Kurze

HISTORICAL SIGNIFICANCE

Town Cove served as Eastham's most important harbor for several centuries, despite a sand bar that made navigating its entrance through Nauset Marsh difficult for vessels. Eastham's earliest European settlers established their farms here; although Native Americans inhabited the area around Town Cove before the arrival of the Europeans. Six of the original seven families to colonize the Nauset Plantation established their 200-acre farms in the south section of Eastham, and the pathways, roads, and waterways that connected the settlers seemed to converge around Town Cove. Around 1644, Eastham's first meetinghouse was built near Town Cove, marked by the site of Cove Burial Ground along Route 6. Cove Burial Ground includes the graves of several Mayflower passengers and John Doane, one of Eastham's founders.

Town Cove was not only Eastham's most important harbor, but was also an important site to its shellfishing industry. Species included clams, quahogs, and scallops, and the town sought to regulate their harvesting as early as 1765. Shellfishing regulations put into

place in neighboring Wellfleet and Orleans suggest that Eastham valued its resources and wished to protect its economy from outside competition.

As Eastham expanded, townspeople established farms that radiated north and west from the central locus at Town Cove. Eventually, its role as “town center” was superseded, but it remained an important harbor and central location for shellfish exports. Jeremiah’s Gutter, the first cross-Cape canal, is reported to have terminated at Town Cove; although, the location of that terminus is not precisely known. In the twentieth century, the Collins family became instrumental in the development of the area along Collins Landing. A maritime family by trade—

patriarch Lewis Henry Collins was a lifesaving diver who operated out of the Nauset Life Saving Station—the Collins operated a regional shellfishing business that connected Cape shellfishers with the Boston-based J.A. Stubbs Shellfish Company. In 1928-9, Collins and his son Bernard constructed the Collins Cottages, a cluster of tourist cabins opposite Collins Landing along Route 6. The cottages are one of the first examples of this type of development that took advantage of the burgeoning automobile tourism industry. The cluster included, of course, a shucking station for Town Cove shellfishing. The Collins Cottages Historic District was listed on the National Register in 1999.



Commercial and recreational shellfishing has played an important role in Town Cove's long history. Photo by Barbara Kurze.

DESCRIPTION

Town Cove on the southeast side of Eastham is the estuary of the larger Town Cove-Nauset Marsh-Salt Pond watershed system. The banks of Eastham and East Orleans form its east and west borders, and Town Cove provides access, by way of Nauset Marsh, to the Atlantic Ocean. The southernmost third of Town Cove lies beyond the Eastham-Orleans border, and, from that point, the town line turns north and bisects the remaining section of Town Cove until it turns toward the Atlantic. Nauset Marsh, at which point the land encompassed by the Cape Cod National Seashore begins, forms the north border. A 100-foot buffer zone is suggested along Town Cove shoreline—a practice consistent with Eastham's existing wetlands bylaw. Public access to Town Cove is available via Collins Landing, a small docking site just north of the Route 6 Eastham-Orleans rotary. A public landing off Hemenway Road provides indirect access to Town Cove as well, via Salt Pond Bay. Town-owned Collins Landing lies not far north of the town line, reached by a sharply sloping paved drive off Route 6. Mature trees provide visual cover between Collins Landing and the busy highway, and tall grasses stretch along the shoreline into the first privately owned parcel, about 200 yards to the north. At the end

of the drive is a semi-paved parking area and boat launch, and there are moorings for approximately ten small vessels near the shore.



Scenic views of Town Cove exist along several residential streets; yet, there are ongoing conflicts between public and private use of the docks and shore. Photo by Barbara Kurze.

From Collins Landing, residential development along both the Eastham and Orleans shorelines is visible. In Eastham, the typical development pattern consists of a lane or road that connects suburban-style, mid- to late twentieth century tract housing to Route 6. Along Route 6, however, there are some older, nineteenth and early twentieth century houses, which will be discussed in greater detail in the Route 6 section of this document. In general, the lanes and roads closer to Collins Landing and the southernmost section of Town Cove (such as Richard's Lane and Cedar Lane) are more

densely settled, with newer, typically two-story houses on small lots that average from under one acre to just over two acres. Houses on Kittywake Lane, Shore Road, Corliss Way, Cover Road, and Mary Chase Road are generally sited on more substantially sized lots with larger setbacks and spacing between neighbors. Along Sibley Way and Smith Heights Way, unpaved lanes near the Fort Hill area, there are fewer developed lots and the parcels are more heavily wooded. There does not seem to be any public access to Town Cove along any of the above lanes; however, there are several vistas along roads and lanes that are less densely developed.

ISSUES AND THREATS

Protecting natural shellfish habitats and maintaining the rights to engage in shellfishing

Shellfishing in Town Cove has a long history and has contributed significantly to the development of this heritage landscape. The town should consider options that not only **protect species from natural and human-made pollution**, but should also explore options that **aid those wishing to engage in the shellfishing industry**. Threats to species include **red tide**, a natural phenomenon caused by the overabundance of a certain type of plankton. Red tide not only causes die-off of the types of shellfish typically found in Town Cove, but it can also pose serious health threats to those who eat contaminated shellfish. State experts note that the Nauset Marsh estuary is typically one of the areas most susceptible to red tide closures, and such infestations can spread along the Atlantic Coast causing millions of dollars in damage to the shellfishing industry.

Pollution caused by **heavy residential development** can also threaten the health of the Town Cove waters. Properties that are clear-cut to the shoreline and/or use lawn fertilizers raise the risk of pollution caused by run-off. Additionally, Town Cove and the

Nauset Marsh system is subject to **seasonal closures** during the rainy season, as water run-off from area roads funnels directly into designated shellfishing areas. The town has designated several aquaculture sites within the Nauset Marsh system, which are leased to commercial shellfishers and need to be protected from pollution.

Conflicts between public and private use and overuse

The town is looking to strike a balance between **public access and overuse**. Relatively small Collins Landing cannot accommodate a large number of visitors, cars, or boat moorings; however, the town has expressed interest in making Town Cove more accessible to the general public. Overuse could also affect the natural habitats present in Town Cove. The town's Local Comprehensive and Open Space and Recreation Plans have also expressed concern over the **number of private docks** along Town Cove; these docks further limit public access, affect the turbidity of the waters, and influence shellfish habitats. The town has taken some preliminary steps to mitigate these issues, including **amending its bylaws** in 1999 to encourage community access and the building of public docks.

PRIORITY RECOMMENDATIONS

1. Establish a working waterfront overlay zone

An overlay zone is a separate zoning district, applied over current zoning, which can be written to include special criteria that **protects traditional development and landscape patterns and uses**. As suggested by Eastham's Local Comprehensive Plan, a working waterfront overlay established in the area of Collins Landing would promote the traditional maritime uses of the area. The local comprehensive plan also suggests including provisions for boat preservation and limited construction of new buildings (with specific maritime uses) in the overlay zone.

2. Protect public access through conservation restrictions

Eastham's Local Comprehensive Plan includes several suggestions for making the shores of Town Cove more accessible to its residents. For example, conservation restrictions would allow the community to protect natural resources by **establishing a legal agreement** between a property owner and a conservation group (such as the Eastham Conservation Foundation). Property owners who choose to place their land under a conservation restriction are eligible for **tax abatement** in return for protecting landscapes that are valuable to the whole community. The Local Comprehensive Plan suggests conservation restrictions in the form of high / low watermark easements but could explore options that would make a greater amount of the shoreline publicly accessible.

ADDITIONAL RECOMMENDATIONS

Apply a variety of methods to prevent pollution

Eastham's Local Comprehensive Plan has many suggestions for **reducing pollution** of Town Cove's waters. Restricting development along the shoreline, coupled with regulating placement of septic systems, can prevent run-off or seepage of hazardous materials. A **harbor study** for Rock Harbor has also been suggested, and the town seems to feel that the information gathered therein could serve as a template for its other coastal resources. The town could also **engage residents** in education or volunteer clean-up efforts so that community members feel a sense of ownership of their shared resources.

Collaborate with the Town of Orleans

Since Town Cove is shared by Eastham and Orleans, the two towns should coordinate efforts to initiate **pollution mitigation strategies**. The two towns could not only share ideas and resources, but could implement regulatory tools for both shorelines. A collaborative effort such as this could serve as a template for regional cooperation throughout the Cape Cod Region.

FIRST ENCOUNTER BEACH



FIRST ENCOUNTER BEACH



Photo by Jaymie Law

HISTORICAL SIGNIFICANCE

*F*irst Encounter Beach is connected to both Native American history and the earliest European explorations and settlements. Members of the Nauset tribe were the first people to inhabit the area, and they settled along the shores of Town Cove as well as at nearby Salt Pond, Skiff Hill, Tonset, and Cedar Bank. The archeological record around the Herring River suggests Native American occupation from as early as 9,000 years ago to as late as 400 years ago. In 1605, Samuel de Champlain and a number of European explorers discovered the Nauset settlements and described their people and lifestyle. Relationships between natives and explorers, however, were sometimes difficult. In 1614, Captain Thomas Hunt came to present-day Eastham and kidnapped seven Nauset people. Hunt sold these and other Native Americans he captured into slavery in Spain. As a result, the native population came to distrust European outsiders.

On December 6, 1620, the *Mayflower* anchored off present-day Provincetown and began to explore Cape Cod. Near First Encounter Beach they found graves of Nauset natives as well as an abandoned cluster of wigwams. Two days later, on December 8, 1620, a skirmish occurred between the Pilgrims and Native Americans at First Encounter Beach. No one was injured, and the *Mayflower* left Cape Cod and continued on to Plymouth. The event, however, is known as “The First Encounter,” and a plaque placed on the grounds of Town Hall memorializes the confrontation. A historical marker has also been placed at the end of Samoset Road.

Shellfishing and fishing at First Encounter and in other parts of Eastham is a longstanding tradition. In the seventeenth century, Europeans and Natives both relied on the sea, but the Europeans depended more on farming. In the eighteenth century Eastham's European residents began to look more to the sea for their sustenance. Fisheries processed cod, mackerel, oysters, shellfish, and drift whales. After the Civil War, fishing declined, while farming steadily increased. In the twentieth century, Eastham's residents continued to rely on the soil and sea, while tourism, a new industry was beginning to flourish.

Today the town of Eastham still actively engages in fishing activities. Aquaculturists lease sites at First Encounter to cultivate shellfish and fish. The waters off the beach provide feeding, spawning, and nursery grounds for shellfish and finfish, among other marine species. The Herring River, which abuts First Encounter, is a migratory fish run for alewives and the blue-black herring that spawn in Cape Cod Bay. The beach is a habitat for oysters, quahogs, and soft shell and surf clams. The economy today is tied to local fishing and the tourism industries associated with this natural resource. First Encounter Beach is significant for its association with Native American traditions, European settlement, its continuous use for shellfishing and fishing, and for its value as a tourist destination, as well as an exceptional natural resource.

DESCRIPTION

The landscape at First Encounter Beach is a constantly changing coastal shoreline with a barrier beach. Located on a peninsula, the area is generally bounded by Cole Road to the north; Cranberry Lane, Bayberry Lane, and a low-lying salt marsh to the east; Herring River to the south; and Cape Cod Bay to the west. Dunes and a small coastal stream separate the beach from the end of Cole Road. Slowly eroding glacial cliffs along the north section of the beach are made up of sand and gravel; further south,



A plaque marks the site of Eastham's historic "First Encounter." Photo by Maria Kohls.

near the Samoset Road parking area, drifts accumulate and the sand becomes finer. The boundaries for this landscape reflect the layers of history and the natural features associated with the beach, such as the rivers, ocean and cliffs that have become woven together over time. These features make up the boundaries or edges. Private property owners that abut the beach protect their property, another layer of history, as well as the cliffs. The town-owned land, on either end of the beach, denotes the northern and southern borders.

The south portion of the beach is undeveloped, as it abuts Herring River and its associated wetlands. Approximately thirty-two acres of this portion of the beach are town-owned. Here, a number of plant and animal species typical to New England salt marshes can be found, such as salt meadow cord grass, seaside golden rod, black rush, panic grass, shellfish, fish, birds, and turtles. Additionally, the beach serves as a resting spot for migratory birds and other animals. It also has a ten- to twelve-foot tidal range, which provides a good natural flushing system, and spume, a naturally occurring protein generated from plant and animal decay is typically found along the shoreline.

By contrast, the north portion of the beach borders a densely settled residential development along Bayberry and Cranberry lanes, as well as residential neighborhoods along Sunset Lane, Bayshore Lane, and Sherwood Road. The structures along the cliffs of the beach, as well as the neighboring streets, exemplify a mix of twentieth century architectural styles and forms. As with many of Eastham's neighborhoods, Cape-style design and materials are favored; however, bungalows, contemporary cottages, ranch houses, condominium developments, and large late twentieth century houses can all be found near the beach. The two earliest bungalow-style houses, along Sunset Lane, were constructed in the 1920s and 1940s. The majority of the houses along Bayberry Lane were constructed in the 1940s, while the oldest houses along Cranberry Lane were built twenty to thirty years later. Five residential condominiums were constructed on the cliffs along Sherwood Road in the 1950s. Most of the houses with beachfront access include small, private staircases that lead from the cliffs to the beach, and there is a private access point at the end of Bayberry Lane. Much of the land on the Cape Cod Bay falls within the 100-year flood plain, so development is minimal. Many of the homes were built prior to the enactment of Eastham's Wetlands Bylaw and do not conform to the minimum 100-foot setback from the beach, dunes, and wetlands.

ISSUES AND THREATS

First Encounter Beach is threatened by natural and man-made problems, many of which could negatively impact the beach's distinctive heritage landscape qualities. Private property conflicts, high bacteria counts, the absence of blue mussels, and erosion are all issues that impact this heritage landscape.

Private Property Conflicts

Conflicts between the **private and public use** of coastal areas during low tide have arisen. Property owners have placed **restrictions** on swimming, the mooring of boats, and shellfishing. Shellfishing has been actively pursued at First Encounter Beach for over three hundred years and this long-standing traditional use of natural resources is threatened by restricted public access.

Bacteria

A **high coliform bacteria count** that has the potential to contaminate shellfish has been found along the west shore of the salt marshes.

Absence of Blue Mussels

Natural wildlife, such as the **eider duck**, is threatened by the absence of **blue mussels**. Eider ducks that migrate to First Encounter Beach from Maine, Canada, or Alaska have replaced their diet of blue mussels with Asian shore crabs, green crabs, and snails. The crabs, however, **contain a parasite** that infects the ducks and causes die-off. Eider duck carcasses have been washing up on Cape Cod beaches, including First Encounter. Scientists suggest that there may be other causes of eider duck die-off, so further investigation is needed.

Erosion

Erosion is a significant threat to both the **shoreline and the cliffs** at First Encounter. Average rates of erosion between 1938 and 1974 for cliff sections from Eastham to Truro were about **three feet a year**. Rates of erosion can be misleading, but it is certain that as sea levels rise, so does the erosion rate. The beach is also susceptible to loss during **severe storms or episodic events**. Both hard and soft revetment solutions have already been employed on the north section of the beach. These mitigation efforts include putting in netting, planting sea grass, adding rock barriers, and installing sand bags.

PRIORITY RECOMMENDATIONS

1. Conduct survey of First Encounter Beach

Identifying historic resources and listing them on the Massachusetts Historical Commission Inventory of Historic and Archaeological Assets provides **local and statewide recognition** of their significance. A complete and up-to-date inventory of Eastham's historic and natural resources along the First Encounter Beach would allow the Eastham Historical Commission to better understand the area's history and resources, to identify significant properties, and to **make consistent and informed preservation decisions**.

2. Establish conservation restrictions to protect historical shellfishing uses

Conservation restrictions or easements allow the community to protect natural resources by establishing a legal agreement between a property owner and a conservation group or a government entity. Aquaculturists, commercial harvesters, and the general public all share First Encounter Beach. To **eliminate conflicts** between property owners and the public, easements for public use should be established and clearly marked between high and low watermarks, as suggested in the Local Comprehensive Plan. Conservation restrictions may also include provisions that protect shellfishing and fishing areas at First Encounter Beach, allowing residents and visitors to continuously participate in one of the historic uses of the heritage landscape.

3. Monitor nitrate levels and impact on shellfish

Increased nitrate levels are known to have a negative impact on shellfish like the blue mussel. As recommended in the Local Comprehensive Plan, the town should monitor nitrate levels in the area, current nitrogen-loading standards should be enforced, and efforts should be made to reduce nitrate levels.

4. Address threat of erosion to historical features

A plan should be developed to address the issue of **erosion**, as recommended in the Local Comprehensive Plan. In Eastham, an **erosion plan** could assist in making a determination regarding the impact of **soft revetment solutions** and **beach nourishment programs** on the cliffs at First Encounter Beach. In addition, short and long-term erosion rates could be examined to determine if there is an immediate threat to any of the homes along the cliffs.

ADDITIONAL RECOMMENDATIONS

Develop Partnerships

Partnerships should be developed with **governmental agencies** as discussed in the Local Comprehensive Plan to regulate the **discharge of pollutants** from septic systems, lawns, and runoff from roads. In addition, the area should be protected from storm water runoff. By developing partnerships to regulate the discharge of pollutants Eastham could potentially reduce the high bacteria counts along the west shore of the salt marshes.

Enforce Discharge Zones

Discharge zones should be enforced, and additional options should be presented for the disposal of marine head waste as recommended in Eastham's Open Space Plan.

Educate

Educate the public about this extraordinary natural resource, its history, the wildlife and plants, erosion rates, permitting processes for revetments, and the advantages of soft revetment solutions over hard.

FRESHWATER PONDS



FRESHWATER PONDS



Photo by Barbara Kurze

HISTORICAL SIGNIFICANCE

With plentiful freshwater and unusually fertile soil, the areas around the ponds attracted settlement and supported the agriculture that was central to Eastham's history and development from the 1640s Settlement Period to the early part of the twentieth century. Despite some industrial and commercial activities – the 1831 John G. Hales map shows an ice house just south of Depot Pond, and Edward Clark operated a tannery on the southern end of Great Pond from 1866 to 1875—the pattern of large, dispersed farmsteads dominated the pond landscape until the late 1800s. In 1870, the Old Colony Railroad Cape Cod Division extended the railway north through Eastham into Wellfleet Center; the railroad corridor ran east of Herring Pond and

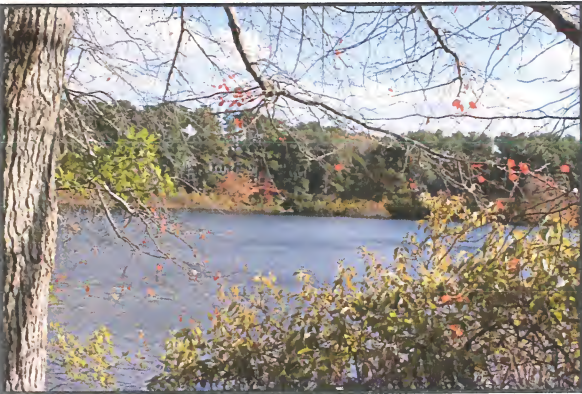


An early twentieth century postcard depicts Mill Pond. Courtesy of the Eastham Historical Society.

west of Long Pond. The trains brought in tourists and vacationers, and set off a resort boom along the line. Attracted by the seasonal migrations of ducks and geese along the Atlantic Flyway, hunters began establishing gunning camps. Maurice Howe Richardson purchased five acres of the Clark property on the southwestern shore of Great Pond in 1896 and established Great Pond Camp at 55 Clarks Point Road. By 1910, it was one of at least six gunning camps in Eastham, three of which were on Great Pond. The present house at 55 Clarks Point Road was constructed in 1925 and has survived with minimal alterations. Seasonal residences continued to be built; several summer cottages were built on Long Pond in the 1930s, and information from the Assessor's Online Database suggests that many cabins and cottages were built along the ponds in the 1940s and 1950s. In 1979, long after the discontinuation of passenger service in the 1940s, the Cape Cod Rail Trail was built to follow the historic railway line corridor. Today, the ponds continue to attract seasonal and year-round residents.

DESCRIPTION

The heritage landscape boundaries follow privately owned parcels abutting the ponds and include a 100 foot buffer into the parcels to protect the pond resources. The boundaries include the entire parcels for town-owned park and recreational lands, and conservation lands. The entire parcel for the Great Pond Camp has also been included as it has been identified as an important historic recreational resource. It should be noted that the twentieth century recreational and tourist buildings have not been surveyed in depth, and so the boundary may need to be extended as more is learned about the pond area's historic properties.



Eastham's freshwater ponds and surrounding conservation lands provide residents and visitors the chance to enjoy the town's naturalistic landscape. Photo by Barbara Kurze.

Formed by retreating glaciers and filled by the groundwater table, the twelve freshwater kettle ponds are a dominant landscape feature of the mid-section of Eastham as well as an important link to the aquifer system (Eastham's sole source of drinking water) and the coastal estuaries. These coastal plain ponds, classified as an imperiled Massachusetts habitat, are critical natural, scenic and recreational resources. Historic sites and properties bordering the ponds bear testimony to Eastham's agricultural and summer tourism history. The ponds range in size from a few acres to 110 acres

(Great Pond) and seven of them qualify to be categorized as 'great' ponds. Under Massachusetts law, a 'great' pond is defined as having a surface of 10 or more acres and private ownership of the actual pond is prohibited (see Appendix 3: Freshwater

Ponds Table for more information about the individual ponds). Nine of the ponds are grouped west of Route 6, roughly between Kingsbury Beach Road to the north, Herring Brook Road to the west, and Crosby Village Road and Smith Farm Road to the south. The remaining three are east of Route 6 between Meetinghouse Road and Schoolhouse Road. Many of the ponds are surrounded by the typical Cape Cod second growth forest of pitch pine and oak species. These forests provide habitats for wildlife and plant species of special concern such as the Eastern Box turtle, the Spotted turtle, and the Plymouth gentian. Minister's Pond is habitat to the rare New England Bluet damselfly, while Herring and Great Ponds have runs for anadromous fish (saltwater fish which breed in freshwater) and catadromous fish (river fish which spawn in the sea).

There is less development around the ponds west of the Cape Cod Bike Trail because of large parcels of conservation lands (including the Louise Horton (Cottontail Acres) areas, Nickerson parcel, and Mumford property), and town park and recreational lands. Almost every residential lot has been developed and most of the properties are single family homes on wooded lots. With Wiley Park, a town beach and landing, conservation lands, and trail system, Great Pond is the most accessible for swimming, hiking, fishing and boating; however most of the ponds have some level of public access. The trail systems also allow for access to and views of Bridge, Widow Harding, Herring, and Jemima Ponds. Several of the ponds can be viewed from the Cape Cod Bike Trail, and there is a nice viewing area for Jemima Pond from Samoset Road. One of Eastham's surviving early historic houses, the 1795 Heman Doane House, is on Bridge Road at the southwestern end of Muddy Pond. Between Route 6 and Muddy Pond is what appears to be a cottage colony from the 1940s. Great Pond has a number of documented historic structures tied to Eastham's agricultural past (among them the 1840 Philip Smith Homestead and the 1853 Richard Flood Smith House) and to the town's early tourist history on Kingsbury Beach Road. There appear to be similar structures on Great Pond, Samoset, Clark's Point and Colony Roads, many of which have not been documented. Deborah's Pond has at least one undocumented cottage from the 1920s.

ISSUES AND THREATS

Maintaining the natural and historic character of the heritage landscape

The heritage landscape in the area of the freshwater ponds reflects important aspects of Eastham's nineteenth century agricultural history and the recreational and resort history of the first half of the twentieth century. Waterfront property is very sought after, and is vulnerable to out-of-scale new construction and major alterations to existing buildings, as well as uncharacteristic landscaping. It should also be noted that Eastham's demolition delay bylaw can temporarily halt total destruction of listed historic buildings OR buildings that are seventy-five years and older. Many of the historic structures do not appear to have been surveyed and many of the tourist and resort era structures are less than seventy-five years old, and so these resources currently risk being

demolished. These types of development changes would radically alter the current pond landscape with its predominately wooded and natural landscape, and more modest traditional buildings.

Maintaining the quality of the freshwater ponds

Pond monitoring since 2002 has shown that all of the ponds are potentially threatened by **cultural eutrophication**. The primary cause appears to be phosphorus from septic waste, and more year-round residence and denser development around the ponds potentially increases the risk of pollution and accelerated eutrophication.

PRIORITY RECOMMENDATIONS

1. Conduct a survey of the freshwater pond areas and produce thematic study

Identifying historic resources and listing them on the Massachusetts Historical Commission Inventory of Historic and Archaeological Assets provides **local and statewide recognition** of their significance. A complete and up-to-date inventory of Eastham's historic resources around the freshwater ponds would allow the Eastham Historical Commission to better understand the area's history and resources, to identify significant properties, and to **make consistent and informed preservation decisions**. The 2005 Town of Eastham Historic Properties Survey Project (2005 Survey) identified several important resources within the pond areas, including the 1910 and 1925 Great Pond Hunting Camp properties. The 2005 Survey recommended a complete survey of Eastham's twentieth century resort architecture, and the project team's fieldwork identified a number of potential structures for evaluation (see Appendix 5: List of Recommended Properties to Survey). The Eastham Historical Commission is currently seeking a **Community Preservation Act grant to conduct additional survey work** in Eastham for properties that have not been inventoried. The Town of Eastham should build on the earlier survey efforts that touched on the pond area properties in order to generate a complete inventory of the historic properties that are **fifty years and older**, especially the more **recent recreational and resort structures**. The town should also consider following the recommendations from the 2005 Town of Eastham Historic Properties Survey Project to produce a thematic study of hunting lodges and camps on Great Pond and to evaluate the rest of the Great Pond shoreline to **determine if a larger historic district or thematic study is possible**.

2. Pursue the establishment of an overlay zone

An overlay zone is a separate zoning district which is applied over current zoning, with special criteria to **protect traditional development and landscape patterns and significant historic features**. Based on the survey findings which identified a number of unprotected historic structures and natural landscape features, Eastham should pursue the establishment of an overlay zone for the pond buffer. The overlay zone should protect the significant historic features of the different resources (for example,

nineteenth century farmsteads and twentieth century resort buildings), and the natural character of the pond area.

ADDITIONAL RECOMMENDATIONS

Consider updating existing inventory forms

In accordance with current Massachusetts Historical Commission guidelines, the town of Eastham should consider updating the existing inventory forms with recent United States Geological Survey (GIS) topographic sheets that record the **building location** and adding **current photographs** of the building. The updates should also include a map of the parcel that documents the **building footprint and associated landscape features**.

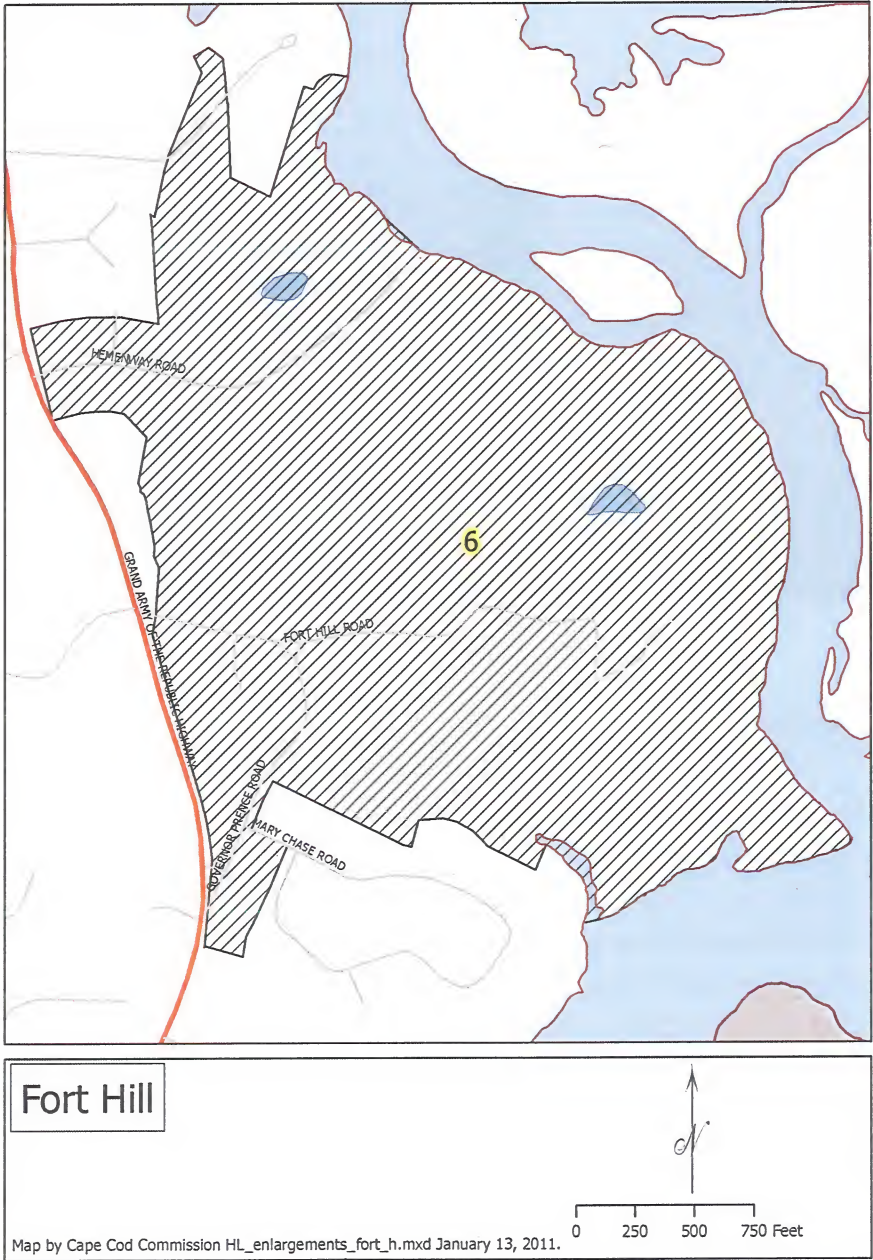
Remediation of phosphorus loading and water treatment

The freshwater ponds are a critical water resource for the Town of Eastham, and are currently under threat from phosphorus loading. Remediation may be a short-term solution, and municipal water or municipal sewage treatment are possible longer-term solutions. The Local Comprehensive Plan has identified the ponds as a critical resource, and the need to protect the ponds from further pollution and contamination is one of the town's most important priorities. The Town of Eastham should continue to **monitor** and study the ponds, **explore remediation alternatives**, pursue **means of minimizing contamination** from septic sources, and investigate the longer-term solutions of **municipal water or sewage treatment**. However, should the town move forward with either municipal water or sewage treatment, this could allow increased development and development density unless zoning restrictions to limit development potential were established. Increased residential construction could jeopardize the character of Eastham's freshwater pond landscapes.

Purchase of open land

Eastham's adoption of the Community Preservation Act in 2005 requires the town to use 10% of its **Community Preservation Fund for open space preservation**, but the remaining 70% could be also be used. The town could use these funds for the purchase of undeveloped parcels bordering town conservation lands. There appear to be such parcels on Widow Harding Pond and on Bridge Pond. There may also be an undeveloped parcel next to the Town Beach on Great Pond.

FORT HILL



FORT HILL



Photo by Barbara Kurze

HISTORICAL SIGNIFICANCE

The name "Fort Hill" is first documented in land grants in the mid-seventeenth century. According to tradition, the area may have been designated as a fortified site to protect early English settlers from the Dutch during this period, and was afterwards referred to as Fort Hill. The Fort Hill area's variety of natural resources and relatively fertile land has made it an attractive area for settlement and farming throughout its history. The area bears testimony to the long-term Native American presence in the area. Archaeological research has revealed a large prehistoric site dating from the Late Archaic to the Late Woodland period; and Fort Hill and five other sites support the pattern depicted on Samuel de Champlain's 1605 map of dispersed wigwams and cornfields. These resources, as well as land cleared by the Native Americans, attracted English settlers and farmers to the area early in the town of Eastham's history. Fort Hill was used for farming from the mid-seventeenth to the mid-twentieth century. It is quite likely that the bordering lands were also farmed for much of that period; land grants from the mid-1600s indicate that the area to the south was used for farming and farms dominated Eastham's economy until the early twentieth century. Farmers in the area would also have used the waterways of Town Creek and harvested salt marsh hay from the marshes bordering the current Fort Hill Rural Historic District.

The importance of the area is also underscored by its location along the primary transportation corridor that passed through Eastham and linked the town and residents to other areas on the Cape. Known as the King's Highway and County Road, the road may have followed one of the Contact Period trails; it passed west of Fort Hill along what today is the section of Governor Prence Road east of Route 6.

Eastham minister Samuel Treat lived on the Fort Hill site from approximately 1672 to 1716; grant and land record information indicates that he owned a substantial portion of the south section of Fort Hill and engaged in subsistence farming. Willard Knowles purchased Treat's property in 1742 and acquired the other lots that make up most of the Fort Hill Rural Historic District. When he died in 1786, the property was divided between his sons Seth and William into a southern and northern half (the southern farm was associated with the Seth Knowles House and the northern one with the Sylvanus Knowles House). The two farmsteads were passed down through four generations until the first half of the twentieth century, and were among the most valuable properties in Eastham throughout this time. The Knowles families followed the agricultural patterns and changing land uses common in Eastham and on Cape Cod, and (as was also common on the Cape) engaged in maritime activities as opportunity or need arose. Willard Knowles raised grain in the eighteenth century, and his sons raised corn, wheat, and sheep and supplemented their farming with salt-making. Seth and William also established the family farm cluster of buildings, a form that became common in the nineteenth century. In the mid-nineteenth century, the farms switched to dairy farming, raising poultry and market vegetables, and peat harvesting. Specialty crops such as asparagus were introduced in the late nineteenth and early twentieth centuries.

In 1869, master builder Nathaniel Nickerson built the French Second Empire style Penniman House for Edward Penniman, Eastham's only deep sea whaling captain. The residence was sited on an eight-foot mound so that the family could view the Atlantic Ocean and Cape Cod Bay from the cupola. Edward's grandfather Scammell Penniman, a Boston merchant, purchased the lot in 1820. The property was enlarged in the mid-nineteenth century and functioned as a gentleman's farm.



*The Penniman House is one of Eastham's most ambitious and recognizable historic houses.
Photo by Maria Kohls.*

After the Knowles properties passed out of the family in 1943, farming continued on the south property until 1960, and there was little development of the north section. In 1961, the south property was purchased by a development company. Shortly after the company started selling lots and laying out roads, the Cape Cod National Seashore purchased both former farm properties and the Penniman House.

DESCRIPTION

The heritage landscape boundaries extend beyond the Fort Hill Rural Historic District to include important related historic, scenic, and natural resources: the historic resources between Route 6 and Governor Prence Road; the sections of Governor Prence and Hemenway Roads east of Route 6 with a 200 foot buffer to protect the scenic and historic resources on both sides; the wetlands south of Town Creek; the swamp and wetlands west of Red Maple Swamp; and the Eastham Conservation Foundation and Cape Cod National Seashore parcels to the north.

The 100-acre National Register district, Fort Hill Rural Historic District, is the only survivor of the farmsteads and agricultural landscapes that predominated Eastham from the second half of the eighteenth century until the twentieth century. Fort Hill is located in the Cape Cod National Seashore and shares the National Seashore's west boundary. The site is bordered by Hemenway Road to the north; Nauset Marsh to the east; and Town Cove and Town Creek form the south boundary. Near Fort Hill Road, as one enters the Fort Hill Rural Historic District, is the important group of historic structures that includes the 1790 Seth Knowles House, the 1864 Sylvanus Knowles House, and the 1868 Captain Edward Penniman House. To the east are former small fields divided by stone walls (a common feature in Upper Cape towns, but an unusual feature for the Outer Cape), and three kettle hole wetlands; these form a large open area with views of Nauset Marsh and the Atlantic Ocean. A red maple swamp makes up the northwest section. Long-term Native American presence has been identified in two areas; those 17.5 acres are included in the 1991 Nauset Archaeological District and National Historic Landmark.

The Governor Prence Road 'loop' was once part of the historic Old King's Highway and provides scenic access to Fort Hill and serves as a buffer from Route 6. The road is bordered by wooded and tree-lined lots, wetlands, and includes a mix of historic residences – possible late eighteenth-century buildings, nineteenth-century homesteads, 1950s cabins-turned-condominiums – and more recent suburban-type residences. The wooded lots bordering Hemenway Road hide the recent developments of large homes directly to the north.



This historic farmhouse lies just outside the current boundaries of the Fort Hill Rural Historic District. Photo by Barbara Kurze.

ISSUES AND THREATS

Maintaining the historic and scenic character of the Fort Hill Rural Historic District access areas

Bordered by mature trees and wooded lots, and providing views of Town Cove, wetlands and marshes, Governor Prence and Hemenway Roads **offer a natural and restful transition** from busy Route 6 into the Fort Hill Rural District. The lower profile, one- and two-story historic buildings are set back from the road on rolling lots with trees and add to the rustic quality of the streetscape. While most of the undeveloped parcels and wetlands are protected, **the streetscape and historic landscape are potentially threatened by new and out-of-scale development** that could radically alter or destroy the natural and historic fabric of this area.

PRIORITY RECOMMENDATIONS

1. Conduct a survey of the Governor Prence Road 'loop'

Identifying historic resources and listing them on the Massachusetts Historical Commission Inventory of Historic and Archaeological Assets provides **local and statewide recognition** of their significance. A complete and up-to-date inventory of Eastham's historic resources along the Governor Prence Road 'loop' would allow the Eastham Historical Commission to better understand the area's history and resources, to identify significant properties, and to **make consistent and informed preservation decisions**. The Assessor's Online Database indicates that there are a number of historic resources along the Governor Prence Road 'loop', yet none of these appear in the Massachusetts Historical Commission database (see Appendix 5 for the list of properties and addresses). The Eastham Historical Commission is currently seeking a **Community Preservation Act grant to conduct additional survey work** in Eastham for properties that have not been inventoried. Eastham should conduct a survey of the area in order to generate a complete inventory of the historic properties that are **fifty years and older**.

2. Pursue the establishment of a local historic district or neighborhood conservation district or overlay zone for the Governor Prence access area

The Fort Hill Rural Historic District is owned and managed by the National Park Service (Cape Cod National Seashore) and is adequately protected; however, resources along the access roads currently do not have any protection. It should be noted that Eastham has a demolition delay bylaw which can temporarily halt total destruction of listed historic buildings or buildings seventy-five years and older. However, this would not delay destruction of many of Eastham's tourist and resort era structures. Establishing a local historic district with clear **design guidelines** and an effective **design review process** is the most effective way for Eastham to maintain the valuable historic and natural resources found in the access areas. A local historic district offers local control and

requires the public review of all changes affecting character-defining features of buildings and the neighborhood within the public view.

However, the Local Comprehensive Plan states that creating new historic districts in Eastham will be difficult, so the community could choose to pursue the creation of a **neighborhood conservation district** (the NCD commission would be empowered to review only new construction, demolition, and major alterations visible from a public way). Another option would be for the town to create an **overlay zone** (a separate zoning district, applied over current zoning, with special criteria to protect the traditional development and landscape patterns) to protect significant historic and landscape features.

3. Pursue the adoption of a Scenic Roads bylaw and designate Governor Prence and Hemenway Roads

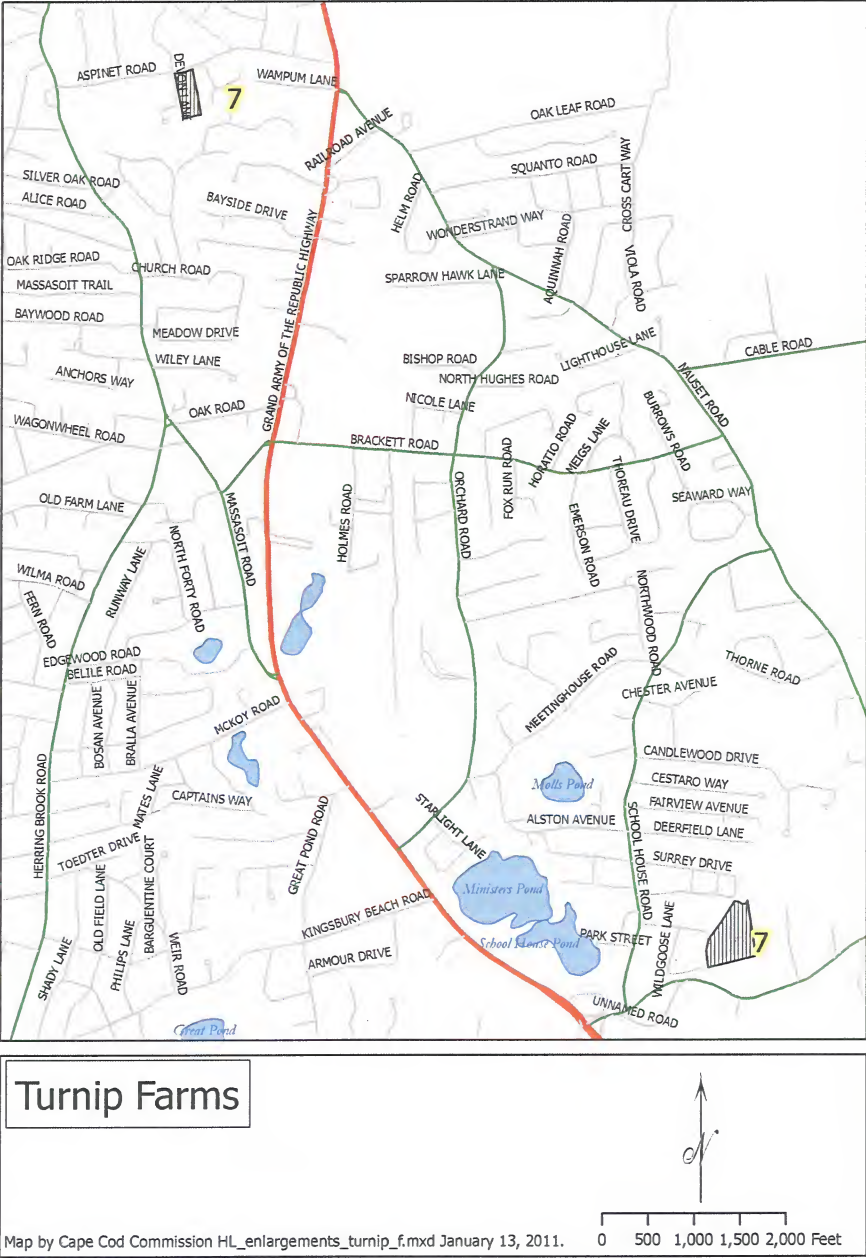
The Town of Eastham's Local Comprehensive Plan identifies Governor Prence Road and Hemenway Road as scenic roads and special features in the community; however, the town does not currently have a Scenic Roads bylaw on its books. A Scenic Roads bylaw **protects the rural character of a road** by requiring a public hearing for work affecting historic or natural resources (such as trees, stone walls, or fences) that lie within the road's public right of way.

ADDITIONAL RECOMMENDATIONS

Consider preservation restrictions for the Seth and Sylvanus Knowles Houses

The Seth Knowles House and the Sylvanus Knowles House are listed on the National Register and are privately owned. The buildings do not appear to be threatened, and as National Register-listed properties, they are afforded special protection under the Cape Cod Commission Act which requires review by the Cape Cod Commission prior to demolition or substantial alteration. However, **they are not protected from more gradual changes, which could alter the character of the buildings over time.** These houses have been an integral part of the Fort Hill Rural Historic District since 1786 and, combined with the open field landscape, are an extraordinary resource as very few of the historic farm clusters on the Cape are still sited with their surrounding landscapes, especially the open field landscapes. Therefore it would be worth pursuing **preservation restrictions for the exterior facades.** Preservation restrictions allow the community to protect historic resources by establishing a legal agreement between a property owner and a preservation group. The agreement requires the owner's consent and there are financial advantages that accrue to the owner.

TURNIP FARMS



TURNIP FARMS



Photo by Jaymie Law

HISTORICAL SIGNIFICANCE

Turnip farming in Eastham is tied to its long agricultural history, and the techniques passed down through generations of farmers make their unique mark on Eastham's landscape. Although agriculture is no longer the mainstay of Eastham's economy, its farms continue to undertake turnip production. However, farming techniques are changing, and traditional methods of cultivating turnips could potentially be lost.

The Eastham heirloom turnip is an open-pollinated variety that has been cultivated by the townspeople for over 100 years. Corn and wheat were Eastham's main crops from the seventeenth century to the early nineteenth century. But after the Civil War, depleted soil and falling wheat prices forced farmers to seek alternative crops. Eastham's sandy loam soil, which residents claim gives the turnips a distinctive sweet taste, was conducive to growing turnips. According to labor statistics, Eastham grew 2,647 bushels and was the third-largest producer of turnips in Barnstable County in 1875. By 1905, Eastham ranked first in Barnstable County, producing 10,710 bushels of turnips in that year. By the 1920s, there were over 150 farms in Eastham, many of which grew turnips as well as asparagus, a common practice on turnip farms due to the growth

cycle of the two crops. Eastham's turnips were sold not only locally, but were sometimes shipped as far as Florida and Alaska. Many of these nineteenth and early twentieth century farms were located along Route 6. Raymond Brackett had one of the biggest turnip farms, on the corner of Rt. 6 and Brackett Road. In the 1940s local produce was promoted to improve public health and Eastham's economy, which was facing increased competition from out of state. At this time, there was a brief increase in the number of farms producing vegetables and raising poultry. By 1968, most of Eastham's farmers sold their goods at roadside stands. As the twentieth century advanced, farming was replaced by a new industry, tourism. Eastham's rural farms began to vanish as the value of farmland increased and the demand for housing expanded.



Rows of turnips are nearly ready for harvest at the Nickerson family's farm. Photo by Jaymie Law.

The Nickerson family is one of the last original families in Eastham to cultivate turnips and to pass down both farming techniques and heirloom seeds to succeeding generations. Their family has been farming turnips in Eastham for four generations. They farmed turnips on Massasoit Road, Meadow Drive, Holmes Road, Whelpley Road, and Toland Drive. The Nickersons claim that the soil north of Arnold's Clam Shack on Route 6 (3285 State Highway) is the best location for growing Eastham turnips. In 1952 Art Nickerson purchased farmland on Aspinet Road and had a Cape-style house built in 1955. His children and grandchildren operate this

farm now. The Nickerson family farm employs many of the traditional methods of turnip farming, but on a smaller scale, and much can be learned about past landscapes through these practices. According to family tradition, a planter is used to drop seeds in a row. Seeds are placed twelve inches apart, and a three-foot-long rod is used to separate each row. The turnips are harvested after the first frost. Roots and tops are trimmed, and the turnips washed. In the past, the remaining trimmed turnips would be stored in six- to ten-foot deep pits covered with seaweed and sand, to be sold in the spring when prices would be higher. Another portion of the crop would then be sold in fall and winter. A few of the best turnips were also stored untrimmed in pits and used to produce seeds for future planting, a tradition that continues today.

In 2005, Robert Wells and Connie Turhunes purchased an Eastham property that was farmed about seventy-five years ago and today is used for organic farming purposes. Their farm is called Redberry Farm, and they raise organic turnips among other crops. The turnip seeds cultivated at Redberry Farm were derived from the Nickerson and Brackett turnips.

DESCRIPTION

Two substantially-sized turnip farms have been identified in the course of the field- work for this document: the Silver Spring Farm, operated by the Nickerson family, and Redberry Farm, operated by Robert Wells and Connie Turhunes. This fieldwork, however, should not be considered a comprehensive survey of all of Eastham's turnip beds; it has been reported that a number of residents grow smaller quantities of turnips in private garden plots. Information concerning the boundaries for both lots was gained by looking at assessing maps of the properties.

The Nickerson's turnip field encompasses a 100-by-150-foot field on a 2.247 acre farm, which is located a short distance west of Route 6 at 315 Aspinet Road in North Eastham. It includes a Cape-style house, a barn, and an old asparagus field as well as other fields that are no longer maintained for farming purposes. The edges of the property are primarily tree-lined with some gaps. The farm is located in an area of Eastham that experienced significant build-out between 1970 and 1990, and lots in the area average about half an acre each.

The 5.7-acre Redberry Farm is located east of Route 6, at 25 Nauset Way. Redberry Farm consists of four turnip fields (totaling roughly an acre of land), a hot house, a solar panel, and a storage building. The farm also contains vegetable and herb gardens as well as blueberry bushes. It is located at the end of Redberry Lane. To the west of Redberry Farm are a number of lots, roughly a half acre in size each, that were developed in the 1960s and between 1970 and 2003. To the east is a five-plus acre lot that is undeveloped, and to the south is a four-plus acre lot owned by the U.S. government. One lot to the north was developed as early as 1900, while two other lots were developed more recently in 1996 and 2004.

ISSUES AND THREATS

Development

Development of agricultural lands is one of the biggest causes of **farmland loss** in Eastham.

Extinction by Natural Destruction

Drought, blight, and birds threaten turnip crops and could wipe out or limit the number or variety of turnips that can be grown and harvested.

Organic Farming Challenges

The **approval process** required to become an organic farmer is **cost-prohibitive** for many farmers. Organic farmers find it more difficult to combat insect problems, as they do not use chemical pesticides.

Loss of Eelgrass

Traditional practices involving seaweed are becoming more challenging to implement, as eelgrass or seaweed is less abundant on Eastham's shores.

PRIORITY RECOMMENDATIONS

1. Conduct a thematic survey of late nineteenth- and twentieth-century agricultural landscapes

The Town of Eastham should conduct a thematic survey of all late nineteenth- and twentieth-century agricultural landscapes, including **asparagus and turnip farms, truck gardens, and market gardens**. This information could then be used to develop an agricultural plan or assist with prioritizing protection and funding efforts. **Community Preservation Act funds** may be utilized to aid in the research and production of the survey.

2. Establish an Agricultural Commission for the town of Eastham

An Agricultural Commission should be established in Eastham; this requires the **adoption of a local bylaw**. The Agricultural Commission could advocate for farmers and agricultural businesses and interests, help to resolve farm related issues, and work to protect farmland. The commission could also assist with the establishment of a **Right to Farm Bylaw** and the development of an **agricultural plan**.

3. Develop an agricultural plan for the town of Eastham

An **agricultural plan** should be included in the town's Open Space and Recreation Plan as well as in other town planning documents. An agricultural plan could set goals to address threats to Eastham farming. The Agricultural Commission could play an important role in creating such a plan.

4. Adopt a Right to Farm Bylaw to promote the right to farm in Eastham

A Right to Farm Bylaw **protects the right of individuals to farm** and helps to **remediate disputes** between farmers and abutters or others who may disapprove of the use of land for farming purposes.

ADDITIONAL RECOMMENDATIONS

Develop a conservation plan

A **conservation plan** provides a framework to **manage and protect natural resources**, and is a regulatory requirement to participate in a number of the U.S. Department of Agriculture's **Natural Resources Conservation Services** programs. For example, the organization's Conservation Technical Assistance program offers assistance in the development of a conservation plan as well as provides technical assistance.

Engage in community outreach

The community and others should be **educated on Eastham's farming history** and the turnip farming traditions, processes, and techniques. Currently there is a biannual Turnip Festival run by the Friends of the Eastham Library. The Nickerson family conducts turnip farming lectures in Eastham's schools.

Use the Agricultural Preservation Restrictions Program to protect farmland

Under the Agricultural Preservation Restrictions Program, **the State of Massachusetts purchases the non-agricultural value of agricultural lands in exchange for a deed restriction**. The restriction prevents the farmer from using the property for any use that would have a negative impact on the land's agricultural viability. Farms must meet several eligibility requirements: land has to have been used for agricultural purposes for the two immediately preceding tax years; farms must be five acres or larger; and farmers are required to generate at least five hundred dollars in gross sales per year for the first five acres and five dollars per year for each additional acre.

Use Community Preservation Act funds to protect farmland

Eastham's adoption of the Community Preservation Act in 2005 requires the town to use ten percent of its Community Preservation Fund for open space; but the remaining seventy percent is available for any project related to open space, historic preservation, or affordable housing. Eastham should take advantage of Community Preservation Act funds available for open space to **purchase agricultural restrictions** on farmland identified in the thematic survey and it should explore other funding options. If restrictions were not possible, the next step would be to consider buying the land. Land purchased could then be leased to farmers for agricultural pursuits or sold with agricultural restrictions.

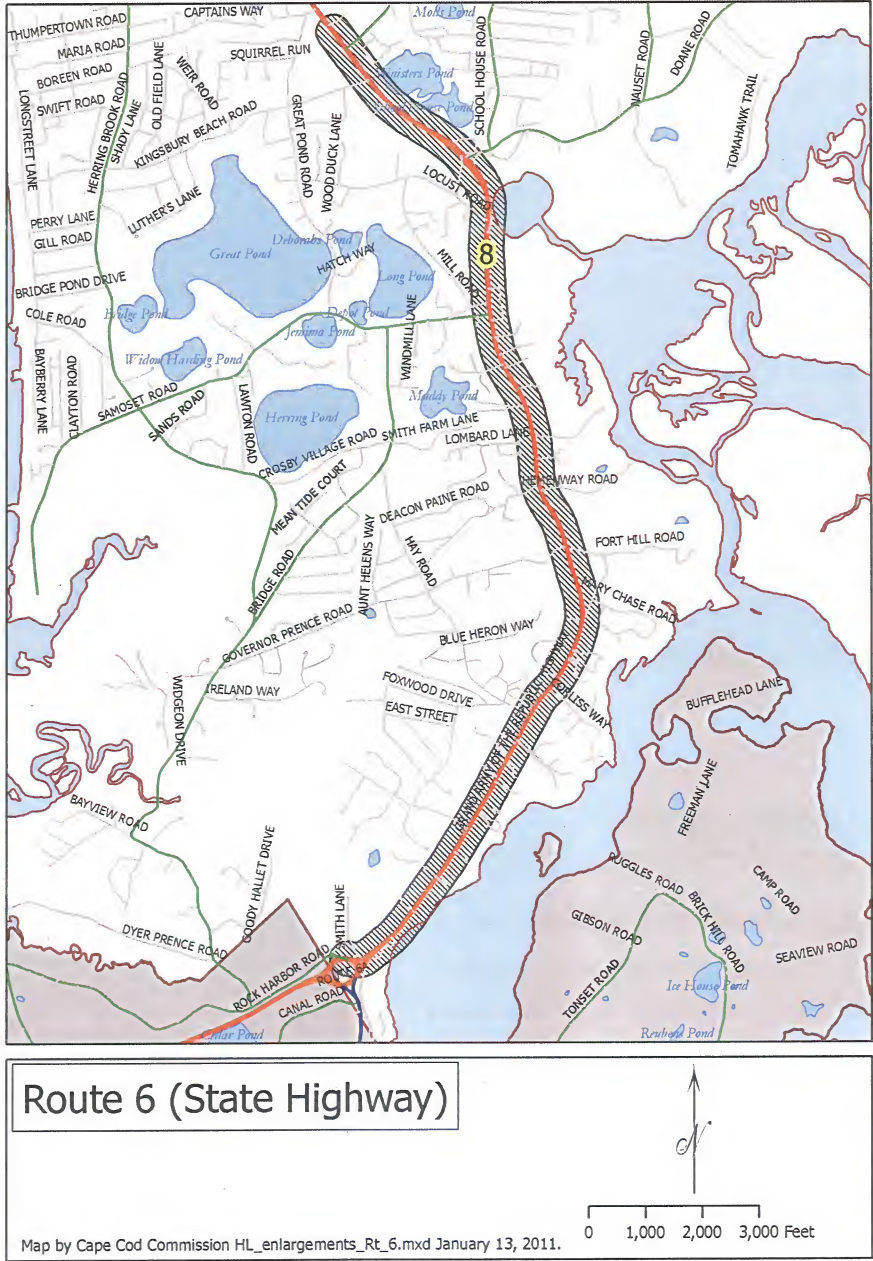
Consider an agricultural overlay zone to assist farmers

The town should consider establishing an **agricultural overlay zone** in order to relax zoning restrictions for farmers, protect farms from adjacent development, and bring about a site plan review of farmland.

Foster partnerships

Eastham should **collaborate with landowners, state and federal agencies, land trusts, foundations, and nonprofit organizations** to enhance funding opportunities, purchase conservation easements, and accomplish other agricultural goals. For example, Eastham could partner with the Cape Cod National Sea Shore to make agricultural land in the Cape Cod National Sea Shore available for lease to turnip farmers.

ROUTE 6 (STATE HIGHWAY)



ROUTE 6 (STATE HIGHWAY)



Photo courtesy Eastham Historical Society

HISTORICAL SIGNIFICANCE

The King's Highway was the primary transportation corridor through Eastham in the Colonial Period and may have followed an earlier Contact Period trail. In 1720, the forty-foot-wide County Road was laid out between Harwich and Truro, continuing along the King's Highway in Eastham. In 1920, the road was upgraded and paved as Route 6 (known as "State Highway" in Eastham); and then widened into a four-lane highway in 1938. In the process of upgrading and widening Route 6, some sections of the old King's Highway (such as the present day Governor Prence loop) were bypassed; however, the Route 6 corridor generally follows



Route 6 was the state's first road to use an experimental method of paving with oil. Photo courtesy of the Eastham Historical Society.

the historic road. The improved automobile access and the appeal of Cape Cod's scenery and recreation were the key drivers in opening up Eastham's traditional nineteenth-century agricultural area for the tourist development that boomed between 1920 and 1950.

In the 1930s and 1940s, American realist painter Edward Hopper (1882-1967) painted several homes along Route 6. While these historic homes appear to still exist (the house in 1941's "Route 6, Eastham" has been identified by photographer Charles Sternaimolo as today's Painted Dog Inn), their settings have changed drastically from the wide-open spaces in Hopper's work to today's wooded, hidden lots.

DESCRIPTION

Route 6 is the primary highway connecting all thirteen Cape Cod towns. The four-lane highway winds through Eastham's rolling landscape; the Route 6 corridor travels north from the Eastham-Orleans rotary (just west of Town Cove) to the Eastham-Wellfleet town line and effectively bisects the town, separating Town Cove and the Cape Cod National Seashore on the Atlantic side from the Cape Cod Bay.

The Route 6 heritage landscape boundaries follow Route 6 and the 300 foot buffer from the center of Route 6 protects historic and scenic resources on both sides of the highway. The boundaries start in the south near the Rotary at Smith Lane and 10 Ellis Road and end at the Evergreen Cemetery and 3580 State Highway in the north. This section of the highway passes to the west of the Town Cove and the Fort Hill Rural Historic District; travels through Eastham Center National Register District and along the edge of the Old Town Center local historic district and National Register district, and after passing between School House Pond and Minister's Pond and the Congregational Cemetery, ends at the Evergreen Cemetery. It should be noted that the boundaries were extended beyond those identified in the Community Meeting (between Smith Lane and Old Orchard Road) in order to include additional historic residences near the Rotary in the south and the Evergreen Cemetery in the north.



*The trees along Route 6, fairly new additions to the landscape, give the road corridor a rural feel.
Photo by Barbara Kurze.*

From the Rotary to Governor Prence Road, Route 6 is characterized by one and two-story dwellings set back from the road and framed or concealed by relatively recent stands of trees; the rows of mature trees (native Atlantic White Cedar, maples, and black locusts) and hedges that protect the lots from the four lanes of heavy traffic give the road a rural quality. The waters of Town Cove can be glimpsed at the end of driveways and private roads on the east side of Route 6. North of Governor Prence Road,

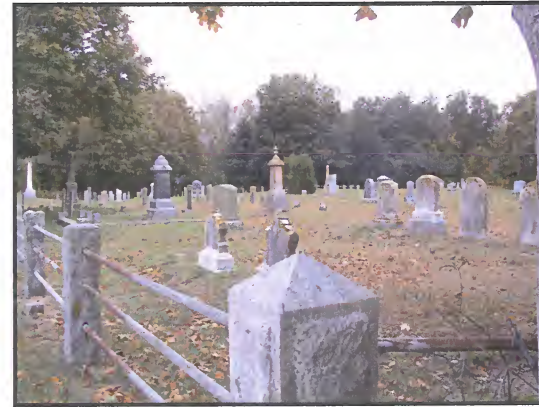
the landscape opens up to the marshes and wetlands owned by the Eastham Conservation Foundation. The section south of Hemenway Road features remnants of the traditional Eastham nineteenth century farmsteads and agricultural landscape, as well as the various tourist and resort buildings that were erected when these farmsteads were subdivided from the 1920s onward. There are also a few sites from Eastham's early and colonial history such as the 1646 Cove Burying Ground and the 1750 Heman Smith II House. Most of the surviving farmsteads are Greek Revival buildings dating from the mid- to late nineteenth century and are located on the west side of Route 6; one cluster lies between the rotary and South Eastham Road (among them is the 1840 Alvan Rogers House); another group (which includes the 1840 Freeman Doane Mayo House and the 1890 Freeman Elsworth Knowles and Nettie Walker House) is between Governor Prence and Hemenway Roads. Tourist structures from the first half of the twentieth century—cottage colonies, seasonal cabins and summer homes—can be found on both sides of Route 6. Some important sites are the Smith Heights Cottages, which date from 1910 and may be Eastham's earliest tourist development, and the 1930s Moulton's Cottages (these properties have been surveyed, refer to Appendix 4: List of Inventoried Properties for the addresses). Examples of recent out-of-scale development can be found on the east (Town Cove) side.

Other historic homes are found along the boundaries of Eastham's local historic districts and National Register districts. Contributing buildings and sites of the Eastham Center National Register District such as Windmill Green, the 1930 Eastham Superette, the Knowles-Penniman House, the Nikolas P. Knowles House, and the Beach Plum Motor Lodge, are concentrated around the intersection of Samoset Road and Route 6. One of the town's most important historic civic structures, the 1914 brick Colonial Revival Town Hall, is located on the east side of Route 6 near Samoset and Depot Roads, directly across from the triangular Windmill Green. The formal nature of Town Hall is expressed by the uncommon use of brick, the open cupola, and the use of Doric columns supporting the entrance portico, and is complemented by the carefully maintained and designed open space and windmill of Windmill Green. There is evidence of larger-scale new construction on Route 6 such as the residential condominium development south of the Town Hall.

Further north, in the vicinity of the Old Town Center Historic District, historic homes can be found along the east side of Route 6 south of the intersection with Locust Road and east of Salt Pond Road, and the west side of Route 6 north of the intersection with Nauset Road. Historic buildings in these areas include Eastham's 1851 Old Town Hall, 1869 Old Schoolhouse, 1930s Lobster Shanty, the 1823 George Seabury-John Sparrow House, and the 1800 Jesse Collins House. Houses from the first quarter of the nineteenth century residences are built as Capes, with Federal style ornamentation. The 1850 Sullivan House was built in the Gothic Revival style. Most homes are shielded from the road by shrubbery and other vegetation. However, the 1823 George Seabury-John Sparrow House occupies a conspicuous spot on the corner of Route 6 and Locust Road.

In this area, the east side of Route 6 affords views of Salt Pond, meadows, wetlands, and wooded areas. The Cape Cod National Seashore now owns the land around Salt Pond that was once agricultural land associated with the historic buildings of the Old Town Center local historic district. The National Park service has left this land undeveloped and has planted some areas with native species to promote the scenic qualities of Salt Pond and mitigate the effect of Route 6.

North of the Old Town Center local historic district, two important nineteenth century cemeteries are situated, the 1821 Evergreen Cemetery and the 1813 Congregational and Soldier's Cemetery. The cemeteries are historically significant, but also provide spots for rest and relaxation with mature shade trees for bikers and walkers utilizing the nearby Cape Cod Rail Trail.



Congregational and Soldier's Cemetery lies along the north section of Route 6. Photo by Jaymie Law.

ISSUES AND THREATS

Maintaining the rural and historic character of the heritage landscape

The preservation of older buildings and development patterns along Route 6 are of concern to the community. Route 6 reflects key periods of Eastham's history, but the landscape features and characteristics are potentially threatened by **redevelopment**. The town of Eastham is also considering a longer-term project for either **municipal water or sewage treatment**. If the town moves forward with one of these projects, this could allow increased development and development density unless zoning restrictions to limit development potential were established. **Increased residential construction** could also jeopardize the character of the Route 6 landscape.

Many of the historic homes on Route 6 have been inventoried. Most of the surveys were done in 1995, although some earlier ones were completed in 1985 for the section of Route 6 near Locust Road and Salt Pond Road. The majority of the surveyed Route 6 historic resources are from the nineteenth century. The earlier surveys and the 2005 Town of Eastham Historic Properties Survey Project included several mid-twentieth century resort sites in the Route 6 heritage landscape, but the project team has identified **a number of early resort era properties which have not been surveyed** (see Appendix 5 for a list of the addresses). These sites as well as those surveyed are not protected. The lots are at risk for being redeveloped and structures could be demolished or drastically altered.

The wooded lots and tree borders are an important albeit recent addition to the landscape but not protected. These natural buffers help to maintain a rural feel along portions of the road and are helpful in screening the more recent development in some cases. Although it should be noted that the trees and shrubs also obscure the views of some of the more significant historic buildings on Route 6, such as the house painted by Edward Hopper.

PRIORITY RECOMMENDATIONS

1. Conduct a survey of historic properties fifty years and older

Identifying historic resources and listing them on the Massachusetts Historical Commission Inventory of Historic and Archaeological Assets provides **local and statewide recognition** of their significance. The Massachusetts Historical Commission Inventory of Historic and Archeological Assets (inventory) is the primary tool for identifying and documenting historic resources in each Massachusetts community. A complete and up-to-date inventory of Eastham's historic resources in the Route 6 heritage landscape would allow the Eastham Historical Commission to better understand the landscape's history and resources, to identify significant properties, and to **make consistent and informed preservation decisions**. A current inventory could also assist the Eastham Historical Commission in their design review process, help to determine the boundaries and significance of potential local or National Register districts, and is a good educational tool for homeowners and the community at large. While Eastham has inventories on file with the Massachusetts Historical Commission from 1985, 1995, and 2005; much of the recent tourist resort era built environment has not been surveyed. The Eastham Historical Commission is currently seeking a Community Preservation Act grant to conduct additional survey work in Eastham for properties that have not been inventoried. The report has identified close to fifty addresses on Route 6 with buildings that from 1900 to 1960 according to the Town of Eastham Massachusetts Assessor's Online Database (refer to Appendix 5: List of Recommended Properties to Survey). The town should build on the earlier survey efforts in order to generate a complete inventory of the historic properties that are **fifty years and older**, especially the more **recent recreational and resort structures**.

2. Pursue the establishment of an overlay zone that follows the Route 6 priority heritage landscape boundaries

An overlay zone is a separate zoning district which is applied over current zoning, with special criteria to **protect traditional development and landscape patterns and significant historic features**. Based on the project team field survey findings which identified a number of unprotected historic structures and natural landscape features, Eastham should pursue the establishment of an overlay zone for the Route 6 heritage landscape. The overlay zone should protect the significant historic features of the

different resources (for example, nineteenth century farmsteads and twentieth century resort buildings), and the rural character of the Route 6 streetscape.

3. Pursue the establishment of a local historic district

The inventoried historic resources along Route 6 and those in the current historic districts do have some protection. However, many of the historic resources fall outside of the existing districts and so have minimal protection. It should be noted that Eastham has a demolition delay bylaw which can temporarily halt total destruction of listed historic buildings or buildings seventy-five years and older. However, this would not delay destruction of many of Eastham's tourist and resort era structures. Establishing a local historic district with clear **design guidelines** and an effective **design review process** is the most effective way for Eastham to maintain the valuable historic and natural resources found in the access areas. A local historic district offers local control and requires the public review of all changes affecting character-defining features of buildings and the neighborhood within the public view.

ADDITIONAL RECOMMENDATIONS

Consider updating existing inventory forms

In accordance with current Massachusetts Historical Commission guidelines, the town of Eastham should consider updating the existing inventory forms with recent United States Geological Survey topographic sheets that record the **building location** and adding **current photographs** of the building. The updates should also include a map of the parcel that documents the **building footprint and associated landscape features**.

Pursue National Register listing for several significant properties on Route 6

The National Register of Historic Places recognizes and honors places that are significant to America's past. Any resource that is listed or found eligible for listing and is affected by a project requiring state or federal involvement is subject to a **review process** and **mitigation**. Listing on the National Register also triggers the **Cape Cod Commission's review process**. The town should pursue further study of and prepare a nomination for listing to the National Register for the house painted by the important American realist painter Edward Hopper (1882-1967). Hopper painted extensively on the Cape in the 1930s and 1940s, and several of his works feature homes along Route 6. The house in the 1941 "Route 6, Eastham" has been identified as today's Painted Dog Inn at 2085 State Highway.

GUIDE TO EXISTING AND RECOMMENDED DOCUMENTATION

This section of the report identifies planning documents and tools that provide information relevant to the Heritage Landscape Inventory program.

INVENTORY OF HISTORIC AND ARCHAEOLOGICAL ASSETS

Existing Listings

The Massachusetts Historical Commission's Inventory of Historic and Archaeological Assets is a statewide list that identifies significant historic resources throughout the Commonwealth. In order to be included in the inventory, a property must be documented on the Massachusetts Historical Commission inventory form, which is then entered into the Massachusetts Historical Commission database. This searchable database, known as MACRIS, is available online at <http://www.sec.state.ma.us/mhc>. The listings are for informational purposes only and do not provide legal protections for properties. Furthermore, specific information about archaeological sites is not provided in order to safeguard these sensitive areas.

Prior to 2005, Eastham had 213 buildings and 11 areas that were inventoried with the Massachusetts Historical Commission. The construction dates of inventoried properties documented before 1995 range from the last three quarters of the eighteenth century to the twentieth century. In 2005, another study identified another 250 historic resources. The main purpose of the 2005 study was to document twentieth century residential historic resources built prior to 1970. The Eastham Historical Commission is currently seeking a Community Preservation Act grant to conduct additional survey work in Eastham for properties built during the last seventy-five years that were not inventoried by previous survey efforts.

According to the state database (MACRIS), there are currently 637 inventory forms completed in total for Eastham, including for 581 buildings, 15 areas, 4 burial grounds, and 27 structures. Most inventory forms are for residential properties, although inventory documents are also available for other kinds of properties including historic civic buildings, institutional buildings, commercial buildings, agricultural trails, farm outbuildings and stone walls, significant swamps and natural features, and archaeological sites. There are currently close to eighty inventory forms completed for properties located within the priority heritage landscapes identified in this report, the majority of which are for residential buildings. A search of the MACRIS database indicates that there are no properties under preservation restrictions in Eastham. A complete list of inventoried individual properties located within priority heritage landscapes is provided in Appendix 4.

Recommended Listings

Generally, properties that are fifty years or older should be surveyed and listed on the Massachusetts Historical Commission Inventory of Historic and Archaeological Assets. In particular, the following recommendations have been made for properties within specific priority landscapes. Appendix 5: List of Recommended Properties to Survey provides the specific addresses of recommended properties to be included on the statewide list.

Fresh Water Ponds

Some residential and hunting camp properties within the freshwater ponds priority heritage landscape have been inventoried; however, the area has not been extensively surveyed. Massachusetts Historical Commission inventories should be completed for mid-twentieth century properties within the Freshwater Ponds Priority Landscape including properties along Great Pond Road, Samoset Road, Clark's Point Road, Colony Road, Depot Road, Herring Brook Road, State Highway, Sharon Circle, Alston Road, Meetinghouse Road, Duck Marsh Lane, Piper Lane, Fairview Avenue, and Mill Road. Additionally, Massachusetts Historical Commission inventory forms for historic hunting camps located in the vicinity of the freshwater ponds should be completed.

Fort Hill

The National Register properties within the Fort Hill Rural Historic District have been extensively researched and surveyed. Future survey efforts and potential Massachusetts Historical Commission listings should focus on the area outside of the National Register district. Properties that have not been inventoried are located on the access roads to Fort Hill, including Governor Prentice Road and Mary Chase Road.

State Highway 6

Historic mid-twentieth century properties located on Route 6 should be inventoried. Additionally, historic properties on Ellis Landing should be inventoried.

First Encounter

An Area inventory form for the First Encounter priority landscape should be completed.

Recommended Thematic Studies

Thematic studies of nineteenth century farmhouses, agricultural landscapes associated with turnip and asparagus cultivation, cottage colonies, and early tourist architecture should be pursued.

NATIONAL REGISTER OF HISTORIC PLACES

Existing National Register Historic Districts

The National Register of Historic Places is the official federal list of districts, sites, buildings, structures and objects that have been determined significant in American history, architecture, archaeology, engineering and culture. Eastham has five National Register districts; one of the districts, the Old Town Center Historic District, is also designated as a local historic district.

The Collins Cottage Historic District is located between Route 6 and Town Cove, and was added to the National Register in 1999 to protect late 1920s Craftsman-style cottages and other resort-era structures.

The Eastham Center Historic District was added to the National Register in 1999 and is bounded by Depot Road, Mill Road, Samoset Road and Route 6. The historic district contains commercial, institutional and residential buildings dating from the seventeenth century to the mid-twentieth century.

In 2001, the Fort Hill Rural Historic District was added to the National Register. The historic district encompasses the former agricultural landscape, open field area, and a farm cluster which were in use from 1790 to 1949. While there are a number of historic farmsteads preserved on the Cape, very few are still associated with their historically open agricultural field landscape. The district also includes the 1868 Captain Penniman House and the Nauset Archaeological District. The boundaries are Fort Hill Road and the Cape Cod National Seashore.

The Nauset Archaeological District is also listed as a National Historic Landmark and was added to the National Register in 1993. The district is one of the few areas on the North Atlantic coast containing sites which provide an almost unbroken 6,000 year record of Native American settlement and activities. Many of the sites are documented by early European explorers of the Cape area.

The Old Town Center Historic District was added to the National Register in 2001 and includes many Colonial and Georgian style homes dating from the eighteenth century to the mid-twentieth century. The historic district boundaries are Locust Road, Salt Pond Road and Route 6.

Recommended National Register Historic District Listings

A National Register district nomination should be considered in the Bridge Road Dyer Prince area.

Existing Individual National Register Listings

Eastham has twelve properties that are individually listed on the National Register. National Register properties can be categorized as areas, burial grounds, structures, objects, or buildings; many of these types of properties can be found within the priority heritage landscapes identified by Eastham. These include Bridge Road Cemetery and Cove Burying Ground (both on Route 6), as well as several of the structures and objects within the Fort Hill Rural Historic District including the Captain Edward Penniman barn, house, decorative wooden fence, stone retaining wall, flagpole, and whalebone gate. For a complete list of Eastham's individual properties, refer to Appendix 4: List of Inventoried Properties.

Recommended Individual National Register Listings

Nominating individual properties to the National Register is a lengthy and complicated process and so should be pursued for highly significant historic properties. The following priority heritage landscapes contain resources which are recommended for individual nomination.

State Highway 6

An individual nomination should be considered for the residence and inn at 2085 State Highway (ca. 1870) which was painted by the Edward Hopper. The property borders the State Highway and is an important part of the Route 6 priority heritage landscape.

LOCAL AND REGIONAL HISTORIC DISTRICTS

Existing Local Historic District

Local historic districts can be formed by towns through the enactment of a bylaw. Eastham has one local historic district, Old Town Center Historic District, which was formed in 1986 and is administered by the Old Town Center Historic District Commission. The district contains nine residences, the earliest one constructed in 1765.

Recommended Local Historic Districts

A local historic district is recommended for Bridge Road/Rock Harbor/ Dyer Prince area. A local historic district is also one of the recommended alternatives for the Fort Hill access area.

SUMMARY OF EXISTING DOCUMENTATION AND DESIGNATIONS

The following table summarizes the documentation and designations for each priority landscape.

	Areas listed on Inventory of Historic and Archaeological Assets	Other Property Types Listed on Inventory of Historic and Archaeological Assets	National Register Historic Districts	Thematic Studies	Individual National Register Listings	Local Historic Districts	MA Integrated Water List	Inner Cape Cod Bay Area of Critical Environmental Concern	Imperiled Massachusetts Habitat	Priority Habitat of Rare Species	Estimated Habitat for Rare Species
Boat Meadow							*	*		*	*
Town Cove			*								
First Encounter								*			
Fresh Water Ponds		*		*			*	*	*		
Fort Hill		*	*		*						
Turnip Fields											
Rock Harbor, Dyer Prince Road, and Bridge Road	*	*						*			
Route 6	*	*	*	*	*	*					

PLANNING TOOLS AND TECHNIQUES

The preservation process includes three critical actions: identification, evaluation, and protection. In the Eastham Heritage Landscape Report, the priority heritage landscapes identified by the community are researched, described, and evaluated for historical significance. In addition, key issues and threats for each priority heritage landscape are addressed, and appropriate preservation tools are recommended. In this section of the report, the public and private preservation tools suggested in Section Five for the individual heritage landscapes are summarized and categorized as federal, state, regional, or local. Following descriptions of each tool, a chart details whether the tool has already been implemented for Eastham's priority heritage landscapes, or whether the report recommends adopting or utilizing the tool.

FEDERAL AND STATE

Preservation is often most effective at the local level; however, federal programs like the National Register for Historic Places (National Register) can not only provide the basis for eligibility for certain programs at all levels, but can also aid preservationists in promoting the significance of Eastham's historic resources. Listing on the National Register is the one of the highest honors awarded to historic places, and it can serve as the building block for funding opportunities and regulatory review processes. The Massachusetts Historical Commission is the agency responsible for administering the National Register program on behalf of the state, and all National Register-listed properties are also included on the Massachusetts State Register of Historic Places (State Register).

National Register of Historic Places

The National Register of Historic Places is the nation's official list of America's culturally significant history properties. Resources can be listed as individual buildings, structures, or objects, or can contribute to a multi-property district. Listing on the National Register offers two valuable preservation tools at the federal and state levels: **a) Section 106 review process**, and **b) financial incentives**.

A. Section 106 Review

When an agency requires or issues federal funding or permitting for a project that affects properties either listed on the National Register or officially classified as eligible for listing, Section 106 of the National Historic Preservation Act mandates that the project submits to a review and mitigation process. The agency must assess any adverse effects upon historic resources and consult with the Massachusetts Historical Commission to mitigate those adverse effects. Mitigation can take many different forms, but does not preclude the destruction

or alteration of character-defining features of the resource. Automatic inclusion on the State Register offers similar protection with state-funded, licensed, or permitted projects.

B. Financial Incentives

Listing on the National Register affords property owners funding opportunities for undertaking substantial rehabilitation projects. For income-producing properties, owners may receive federal or state tax credits covering portions of their certified rehabilitation costs, provided they follow the Secretary of the Interior's Standards for Rehabilitation. Additionally, the Massachusetts Preservation Projects Fund offers matching grants to aid preservation projects undertaken for State Register-listed buildings, which are owned by municipalities or non-profit organizations. The Massachusetts Historical Commission administers the application and distribution process for these grants.

Massachusetts Historical Commission Inventory

The Massachusetts Historical Commission Inventory of Historic and Archeological Assets (inventory) is the primary tool for identifying and documenting historic resources in each Massachusetts community. An up-to-date inventory of Eastham's resources can assist the Eastham Historic District Commission in their design review process, help to determine the boundaries and significance of potential local or National Register districts, and is a good educational tool for homeowners and the community at large. An important tool that should be consulted is the Massachusetts Historical Commission *Historic Properties Survey Manual* which provides standards and guidelines for documentation.

A thematic survey considers a specific type of resource within the community. In addition to the standard Massachusetts Historical Commission inventory forms, the thematic survey would include an extended narrative context statement. It should also identify both representative and outstanding related historic resource types, and describe the current appearance and condition of the resources and their specific associations with the historic theme.

REGIONAL

At the regional level, the Cape Cod Commission provides protections for historic resources on Cape Cod. As a regional planning authority, it works to preserve the Cape's distinctive character by providing a planning framework for the towns. The Cape Cod Commission uses National Register listing as one qualification for executing its comprehensive review process; however, other historic resources can be protected through the Commission's range of regulatory tools. The Cape Cod Commission staff also offers technical assistance in historic preservation issues to towns and town boards.

Cape Cod Commission Review Process

The Cape Cod Commission reviews requests to demolish or alter significant historic properties to ensure that proposed changes remain consistent in maintaining a community's character. Eastham, through its Historical Commission or Building Inspector, refers projects, which must then meet one of the Cape Cod Commission's three minimum performance standards:

- a) Key character-defining features of historic buildings and original features of historic landscapes **must** be preserved.
- b) New additions or developments **must** respect the scale and design of the existing historic site and surroundings.
- c) Archeological sites **require** a preliminary investigation and, if determined eligible for the National Register, must be preserved and protected from disturbance.

The Cape Cod Commission has the authority to enforce a temporary moratorium on development projects that severely threaten the historic resources in a community.

LOCAL

At the local level, Eastham has a number of existing tools that can aid preservationists in protecting historic architectural features, scenic views, and the scale of streets and buildings. Additionally, the report has made a number of recommendations on strategies the town of Eastham can pursue to ensure the protection of individual priority heritage landscapes. These existing and proposed tools will be discussed in further detail below.

Eastham has also implemented a Local Comprehensive Plan and Open Space and Recreation Plan that further outline the town's goals for protecting not only historic resources, but also character-defining features of the entire community. Additional technical assistance is also available in the Cape Cod Commission's *Heritage Landscape Inventory Program: Regional Planning Tool and Training Needs Assessment*, available by request at the Cape Cod Commission offices, and the Massachusetts Historical Commission's *Preservation through Bylaws and Ordinances*, available online at <http://commpres.env.state.ma.us/content/ptbo.asp>. Each document examines a number of the tools recommended by the report in greater detail.

1. Eastham's Existing Tools

Zoning Bylaws

Eastham's zoning bylaws apply to the construction, alteration, or use of buildings and structures, as well as the use of land within the town's borders. The zoning bylaw divides the town into distinctive sections by use, establishes requirements for lot and building sizes, regulates building setbacks from property lines, and sets the guidelines for demolition of historic properties.

The Residential Site Plan Approval process aims to limit new residential development that would be out-of-scale with the surrounding neighborhood by requiring review of residential new construction or additions on any residence over 3,000 square feet. The process also addresses small lots as it focuses on development that would exceed lot coverage of fifteen percent. These bylaws help to protect the neighborhood character around historic buildings.

The majority of the priority heritage landscapes fall within residential zones, which permit new construction of one- and two-family housing on lots that must adhere to minimum dimensional requirements. Minimum requirements vary depending on when the lots were laid out; however, the smallest lot size allowed for the town of Eastham is 20,000 square feet and the minimum lot size for new single-family housing construction is 40,000 square feet. In most cases, site coverage up to 3,000 square feet is allowed; any new construction or alteration that exceeds 3,000 square feet requires permission from the Zoning Board of Appeals. Development that exceeds lot coverage of fifteen percent is also subject to review. Single-family houses must be set back 50 feet from a public way and be 30 feet from rear and interior lot lines, with the exception of panhandle lots where the set back is 40 feet.

Most of Eastham's priority heritage landscapes have accumulated their character-defining features over several periods of the town's historic development. As a result, existing use and dimensional regulations are not necessarily consistent with existing development patterns. For example, many of Eastham's historic houses are smaller than 3,000 square feet, and the existing zoning regulation could allow property owners to drastically increase the size of their buildings. This creates the potential to change the streetscape through out-of-scale development. In addition, the National Association of Homebuilders tracks the average size of new residential construction; in 2008, the national average peaked at almost 2,600 square feet. At 3,000 square feet, the allowed sized of residential building in Eastham is generous.

Demolition Delay Bylaw

Eastham's demolition delay bylaw empowers the Eastham Historical Commission to advise the Building Inspector to halt the destruction, in whole or in part, of historically significant buildings for twelve months. The bylaw defines a significant building as one which meets one of the following three criteria: the building is included in Eastham's

historical survey and is on file with the Massachusetts Historical Commission but is not in a regional or local historic district; all or part of the building is seventy-five years or older, and the building is either on the State or National Register of Historic Places, or eligible for listing on the National Register; or the Eastham Historical Commission has voted that the building is significant.

Wetlands Bylaw

The Wetlands Bylaw protects the foreshores and wetlands of Eastham from potentially harmful activities that include construction, removal of vegetations, and dredging. The bylaw requires that no building or alteration within the wetlands buffer zone can be started without the review and approval of the Eastham Conservation Commission. The buffer area for wetlands, beaches, dunes, and Areas of Critical Environmental Concern is 100 feet. The buffer zone for rivers and streams is 200 feet.

Community Preservation Act

The Community Preservation Act enables communities to establish a local community preservation fund. The funds come from a 3% surcharge on local property taxes and a statewide matching fund. A minimum of 10% of the Community Preservation Act's funds is allocated to each of the following categories: historic preservation, open space protection, and affordable housing. The remaining 70% is available for all of these categories, as well as recreation projects.

2. Recommended Tools

The recommended preservation tools are organized from broader tools to those that target specific resources.

Overlay Zone

Overlay zoning is applied over existing zoning and creates a special set of zoning regulations to protect specific resources or address specific development issues. Overlay zones can establish regulations that conform to historic uses and development patterns by relaxing setback, parking, or use requirements. Existing zoning regulations apply to any criteria not specifically expressed in the overlay district bylaw. A scenic vista bylaw, which protects the natural and cultural features and historic associations in a given area, is an example of an overlay zone.

Local Historic District

Local historic districts are groups of buildings, sites, or properties that have been determined historically or architecturally significant at the local level. Local historic districts provide communities with the highest level of regulatory protection of resources by requiring that changes to the exterior of buildings that are visible from a public way are subject to public review. Local historic districts are created through the adoption of a town bylaw, which requires a two-thirds majority vote for implementation. Design review guidelines can vary according to the terms of the bylaw, but the community has

the option to strictly regulate any changes to character-defining features of buildings within the district.

Neighborhood Conservation District

Neighborhood conservation districts provide a less restrictive form of local design review than local historic districts. Only new construction, demolition, and major alterations are subject to review, while minor alterations such as new windows, doors, or siding only receive advisory review. Neighborhood conservation districts are adopted as general bylaws, requiring only a simple majority vote at a town meeting rather than the two-thirds majority vote required for a local historic district.

Conservation or Preservation Restrictions (Easements)

Conservation restrictions or preservation restrictions are legally binding agreements between a property owner(s) and a non-profit organization or government entity. The purpose of the agreement is to protect an area's environmental values, or to preserve a property's historic values such as the key exterior features of an historic building or landscape.

Scenic Roads Bylaw

A Scenic Roads Bylaw protects the rural character of the road by requiring a public hearing for work affecting historic or natural resources, such as split rail fences, stone walls, or trees; that lie within the road's public right of way. Work can include such activities as road widening, utility public company work, or creating private driveways.

Scenic Vista Protection Bylaw

Scenic Vista Protection Bylaws are useful for limiting the impact of new construction on scenic views that have been identified by the town. Scenic vistas are often considered heritage landscapes and may encompass natural, cultural, and historic features that are important to the community.

Conservation Plan

Eastham's farms can use conservation plans to better manage and protect their natural resources; having a conservation plan in place would offer access to U.S. Department of Agriculture farm programs and funding. The plan can be developed with the assistance of the U.S. Department of Agriculture's Natural Resources Conservation Service.

Comprehensive Plan for Erosion

A comprehensive erosion plan provides an important frame of reference for land use decisions concerning erosion, and has an historic resources component. The plan can provide a broad overview of the physical development of a geographic area, offer insight into the effects of erosion on the landscape over time, and recommend ways to

protect the historical features and characteristics of the landscape. In Eastham, a comprehensive erosion plan could assist in making a determination regarding the impact of soft revetment solutions and beach nourishment programs on the cliffs at First Encounter Beach. In addition, short and long-term erosion rates could be examined to determine if there is an immediate threat to any of the homes along the cliffs.

Agricultural Commission

Agricultural commissions work with town boards and farmers to resolve farming issues, to advocate for farmers' businesses and interests, and to protect farmland and natural areas. An agricultural commission can assist with establishing a Right to Farm Bylaw and developing an agricultural plan for the town.

Right to Farm Bylaw

The intent of the Right to Farm bylaw is to support farming in Massachusetts. The general bylaw promotes agricultural ventures and economic opportunities, and it protects farmlands from abutters with conflicting interests by allowing farmers to utilize their farms for agricultural purposes. Towns are also prevented from passing ordinances that would regulate ordinary farming practices.

Agricultural Overlay Zone

An agricultural overlay zone can enhance underlying zoning districts in order to promote and protect the practice of farming in Eastham. The overlay zone can relax zoning restrictions for farm businesses, require buffers to protect farms from adjacent development, or mandate the Agricultural Commission review new construction to avoid conflicts with existing farm operations.

Agricultural Preservation Restrictions Program

The Agricultural Preservation Restrictions (APR) program is offered through the Massachusetts Department of Agricultural Resources. An APR is a legal document that protects land from development and limits its use to agricultural purposes. It also protects the viability and productivity of agricultural farmland. Farmers that participate in this program are paid by the State of Massachusetts to restrict development and maintain agricultural uses based on the appraised value of their land. Land has to have been used for agricultural purposes for the two immediately preceding tax years, and farms must be five acres or more. The farmer must generate at least five hundred dollars in gross sales per year for the first five acres, and five dollars for each additional acre to be eligible for the program.

PLANNING TOOLS SUMMARY TABLE

The following table identifies whether the planning tools and techniques described above are currently used by the town to protect specific priority heritage landscapes and whether or not changes are recommended. If the tool is not being used, the table outlines for which landscapes the report recommends it.

Preservation Tools and Eastham Priority Heritage Landscapes		
Planning Tool	Priority Heritage Landscape(s) Protected by Tool	Priority Heritage Landscape where Tool is Recommended
Federal and State		
National Register of Historic Places	Fort Hill Route 6	Rock Harbor, Dyer Prince Road and Bridge Road Route 6 – Building painted by Edward Hopper at 2085 State Highway
Massachusetts Historical Commission Inventory	Rock Harbor, Dyer Prince Road and Bridge Road Freshwater Ponds Fort Hill Route 6	First Encounter Freshwater Ponds (additional resources) Fort Hill (additional resources) Route 6 (additional resources)
Regional		
Cape Cod Commission Review Process	Fort Hill (Rural Historic District) Route 6 historic districts	Boat Meadow Rock Harbor, Dyer Prince Road and Bridge Road Town Cove Freshwater Ponds Fort Hill

Preservation Tools and Eastham Priority Heritage Landscapes		
Planning Tool	Priority Heritage Landscape(s) Protected by Tool	Priority Heritage Landscape where Tool is Recommended
		Route 6
Local		
Zoning Bylaws	Boat Meadow Rock Harbor, Dyer Prince Road and Bridge Road Town Cove Freshwater Ponds Fort Hill Turnip Farms Route 6	
Demolition Delay Bylaw	Boat Meadow Rock Harbor, Dyer Prince Road and Bridge Road Town Cove Freshwater Ponds Fort Hill Turnip Farms Route 6	
Wetlands Bylaw	Boat Meadow Rock Harbor Town Cove First Encounter Freshwater Ponds	

Preservation Tools and Eastham Priority Heritage Landscapes		
Planning Tool	Priority Heritage Landscape(s) Protected by Tool	Priority Heritage Landscape where Tool is Recommended
	Fort Hill Route 6	
Community Preservation Act		Boat Meadow Rock Harbor, Dyer Prince Road and Bridge Road Freshwater Ponds Fort Hill Route 6
Overlay Zone		Town Cove Freshwater Ponds Fort Hill Route 6
Local Historic District	Route 6 (sections)	Rock Harbor, Dyer Prince Road, Bridge Road Fort Hill Route 6
Neighborhood Conservation District		Fort Hill
Conservation / Preservation Restrictions (Easements)	Boat Meadow	Boat Meadow (additional) Town Cove First Encounter Fort Hill
Scenic Roads Bylaw		Rock Harbor, Dyer Prince Road and Bridge Road

Preservation Tools and Eastham Priority Heritage Landscapes		
Planning Tool	Priority Heritage Landscape(s) Protected by Tool	Priority Heritage Landscape where Tool is Recommended
		Fort Hill
Scenic Vista Protection Bylaw		Boat Meadow Rock Harbor, Dyer Prince Road and Bridge Road
Agricultural Commission		Turnip Farms
Right to Farm Bylaw		Turnip Farms
Agricultural Overlay Zone		Turnip Farms
Agricultural Preservation Restrictions		Turnip Farms

ADDITIONAL CONSIDERATIONS

The Eastham Heritage Landscape Inventory Report has identified the most critical historic preservation tools that the town and community should consider adopting in order to protect the priority heritage landscapes. It is important to keep in mind that some of these measures may take time to implement, so the community must be proactive and begin now to address the potential threats and issues to the priority heritage landscapes. The Eastham Historical Commission could follow up on the recommendations in this report, take the lead in prioritizing the recommendations discussed, and determining which actions and planning tools would most benefit the community by helping to preserve and protect Eastham's heritage landscapes and historic resources.

It should be noted that this is not an exhaustive list and there are other preservation mechanisms that the town could choose to explore. As Massachusetts towns operate under home rule government, Eastham also can pass new bylaws and ordinances that are tailored to the needs of the community. And of course, these tools could also be used to protect other heritage landscapes and threatened resources.

Community involvement is the key to accomplishing Eastham's historic preservation goals. Educating the public, reaching out to community members, maintaining the landscape, partnering with state and town agencies and private organizations; these are all activities that can help in the future protection of the priority heritage landscapes that contribute to the unique character and identity of Eastham.

CONCLUSION

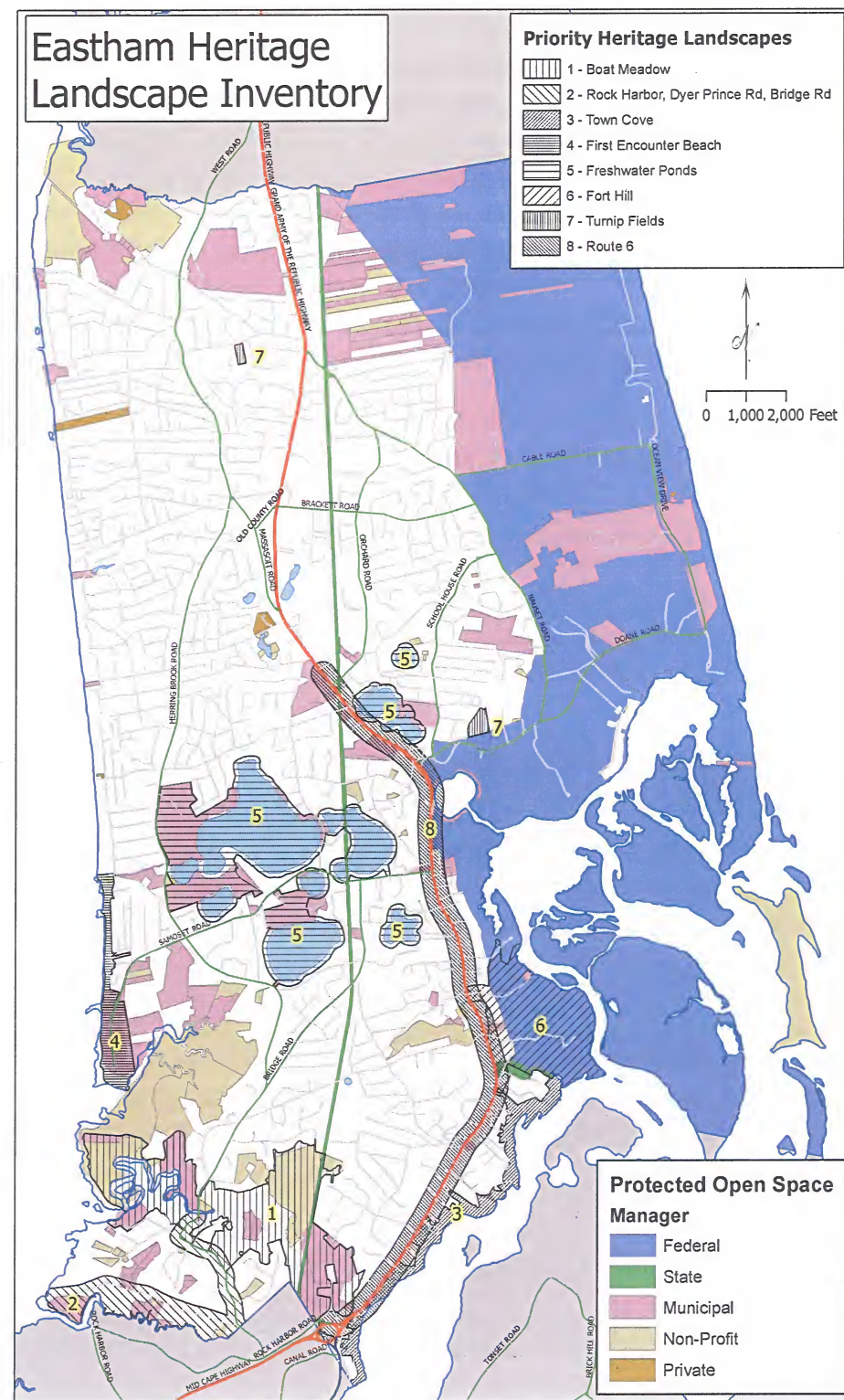
The completion of the Heritage Landscape Inventory Report is only the first step in planning for the future protection of Eastham's priority heritage landscapes. The goal of the report is to provide a common and unified understanding of the resources valued and identified by the community. The community, in turn, is now charged with evaluating the work completed by the project team and choosing which of the recommendations will provide the best course of action to preserve Eastham's unique resources for present and future generations. To execute the recommendations within the report, local authorities such as the Board of Selectmen and the Eastham Historical Commission must work together as well as reach out to other preservation and conservation groups with complementary interests.

Community involvement is the heart of the Heritage Landscape Inventory process. Eastham's residents were enthusiastic participants in the community heritage landscape identification meeting that was central to the report, and actively supported the project team's survey and research. To preserve Eastham's unique heritage landscapes and historic character, the town and the Eastham Historical Commission must engage Eastham community members to work toward common preservation goals and to continue the work to identify, evaluate and protect the places in Eastham that are meaningful, valuable, and significant to the community.



A painting of Eastham's local landmarks and landscapes hangs in Town Hall. Photo by Barbara Kurze.

APPENDIX 1: EASTHAM HERITAGE LANDSCAPES MAP



APPENDIX 2: EASTHAM HERITAGE LANDSCAPES TABLE

This list was generated by local participants at the Heritage Landscape Identification Meeting held in Eastham on October 13, 2010. The chart has two columns, the names and locations of resources are in the first; meeting notes about the resources are in the second column. Landscapes are grouped by heritage landscape type. Landscapes marked with an asterisk (*) were voted as a Priority Heritage Landscapes by the Community Meeting attendees, and landscapes marked with two asterisks (**) are important resources located within one of the Eastham Priority Heritage Landscapes.

There are undoubtedly other heritage landscapes that were not identified at the Heritage Landscape Identification meeting noted above. The Eastham Historical Commission or other preservation organization should add to the list of heritage landscapes in the future if additional landscapes are identified.

Landscape Name	Comments from Eastham Residents
Agricultural	
* Fort Hill	
* First Encounter Marsh	
* Rock Harbor to Boat Meadow to First Encounter Marsh	
Nauset Marsh	
Ocean	
* Town Cove	
Salt Pond	
Turnip fields	
Along Massassoit Road to Aspinet Road	

Landscape Name	Comments from Eastham Residents
Asparagus fields <i>Along Massassoit Road to Aspinet Road</i>	
Turnip farm	Widgeon Road off Bridge Road
Governor Prence cranberry bog	Near Cape Cod Rail Trail
Commercial and Industrial	
**Shellfish * <i>Town Cove</i> * <i>Boat Meadow</i> * <i>First Encounter</i>	
Mussels and Quahogs <i>Nauset Marsh</i>	
Swift Meatpacking	Possibly archeological
Eastham COA Thrift Shop <i>Massassoit</i>	Was general store
**Eastham Superette	
**Nickerson Service Station	
First fish-packing plant <i>Ellis Road</i>	Now house; loading platform still in place
**Nettie Knowles House <i>275 Country Road</i>	Moved from Deacon Paine to Country Road; Nettie Knowles was a midwife <i>Note: Current address appears to be 10 Corliss Lane</i>
* Rock Harbor	Maritime

Landscape Name	Comments from Eastham Residents
**Collins Landing	
Salt Works; Yellow House	Per Sandra Larsen, her uncle Bill wrote a book on Salt Works; archeological remains around the marshes and bay and cove
Campground Beach	Parking lot at beach has water (herring run in Thoreau's day)
Penny Pond	
**Herring Runs	
<i>Herring Pond and Bridge Pond</i>	
Windmill Green	
Residential	
Stoker House	At Lawton and Herring brook
Farmhouse	Off Massassoit (c 18 th century), between Ship's Lantern and Baywood; possibly abandoned?
**Captain Penniman House and two farmhouses on the way to Fort Hill	Seth Knowles and Sylvanus Knowles Houses
Areas of historic houses: Locust Road Massassoit Road Salt Pond * Lower Bridge Road Swift Daly House Collins House on Nauset * South End of Rte 6/all of Rte 6 * Dyer Prince Road	

Landscape Name	Comments from Eastham Residents
Sea Captain houses on Aspinet and Bridge Road Other older houses on Nauset Road	
5 Salt Pond Road	Corner of Rte 6. Old tavern
Hunting lodge	Mixer. Land developed SE on Dutch Street and Irish Streets
Dr. Schneider House	Stone wall; dovecote
Richardson property <i>Nauset Marsh</i>	
Rosie Gross house <i>Mary Chase Road</i>	Three octagons
** Captain Heman Smith	House on Rotary
Cottage Colonies (Hidden Village) **Collins **Smith Heights	
Walker's House	
Civic	
Town Hall (earliest)	Across from Sea Shore Visitor Center on Salt Pond Road (became private residence when town center shifted to railroad depot area)
Schoolhouse (old)	
** Current Town Hall	
Library	
Salt Pond Visitor Centers	
Old Post Office	Attached to yellow house. Samoset to

Landscape Name	Comments from Eastham Residents
	Bridge (Book on history of Samoset Road that was self-published by Mr. Gringas)
Windmill Green	
** Pilgrim Monument	Plaque is important; issues with poison ivy, natural landscaping
Institutional	
Millennium Grove <i>Campground Road</i>	Methodist; would have wagon bring people in from the packet boats? Pictures are with the Historical Society
Chapel in the Pines	
Nauset Light with Keeper's House and Oil House	
French Cable House	
Three Sisters	
Coast Guard Station	
Methodist Church	Burned in 1901 and rebuilt across the street
Campground Beach	Parking lot at beach has water (herring run in Thoreau's day)
Natural Resources	
Beaches – Bay and Ocean sides *First Encounter Beach and **Pilgrim Monument	
Swamp areas	
**12 Freshwater ponds	One grouping – watershed and groundwater source
Vernal Ponds	
Doane's Rock	

Landscape Name	Comments from Eastham Residents
**Cottontail Acres	
Specimen trees	On Aschettino property (near the rotary)
1651 Arboretum	
*Town Cove	
Cemeteries	
**Bridge Road	
**Cove	Municipal/town-owned
Soldiers and Sailors	
Congregational	
**Evergreen	
Transportation Routes	
1875 Depot	Possible archeological site? To the right of bike path, north side of Samoset, 4 concrete remains of one of the water towers
*Highway 6	
**Jeremiah's gutter	
Cape Cod Rail Trail	
Ocean View Road	
**Governor Prence Road	
*Dyer Prince Road	
Sand Roads <i>off Massassoit Road</i>	
*Bridge Road	Especially lower part and bridge
Remnants of Nauset Light Road	
Schoolhouse Road	

Landscape Name	Comments from Eastham Residents
Recreation and Open Space	
Quincy Shaw House	Club house and private house, center of old golf course
**Hunting Camps	2005 Massachusetts Historical Commission Survey
Wiley Park and Town Park	Access area (natural place, can drive up and walk into forest); includes herring run and 1651 Arboretum
Specimen tree	
Remnants of Cedar Banks golf course	
**Cottontail Acres	
**Hunting Lodges	
Cape Cod Rail Trail	
Former Catholic Church <i>Massassoit</i>	Open space
**Collins Landing	
Salt Pond Landing	
Nauset Marsh	Kayaking
*Boat Meadow	Kayaking
Bee's River	Kayaking
*Rock Harbor	Boating
*Town Cove	Boating

APPENDIX 3: FRESHWATER PONDS TABLE

The following table provides summary information about the individual ponds: number of acres, general boundaries, types of historic, recreational and natural resources; and whether there is public access to the pond. Inventoried historic resources are those buildings which have already been surveyed. Resources identified as “Un-Surveyed Historic Resources” are fifty years or older according to the Town of Eastham Assessor’s Online Database and have not yet been surveyed (for addresses and dates, refer to Appendix 5: List of Recommended Properties to Survey).

Name	Acres	General Boundaries	Historic, Recreational, Natural Resources and Public Access
Great Pond	110	Samoset, Kingsbury Beach, Herring Brook, and Great Pond Roads	<p>Inventoried Historic Resources: 1840 Philip Smith Homestead, 1853 Richard Flood Smith House, 1870 Richard Flood Smith, Jr. House; 1910 Great Pond Hunting Camp Garage, 1925 Great Pond Hunting Camp</p> <p>Un-Surveyed Historic Resources: buildings that may date to the early and late 1800s, early 1900s, 1920s, 1940s, and 1960s; former fish run between Great Pond, Deborah Pond, Little Depot and Long Pond*</p> <p>Recreational Resources: Great Pond Beach</p> <p>Open Space and Natural Resources: Cottontail Acres (Louise Horton Area), Robert Mumford Conservation Land, Wiley Park</p> <p>Has public access</p>
Herring Pond	44	Crosby Village Road, Lawton Way, Nickerson Road, and Route 6	<p>Un-Surveyed Historic Resources: house that may date to 1725, and cottages or cabins from the 1930s to 1950s</p> <p>Recreational Resources: Cottontail Acres (Louise Horton Area), Town Landing</p> <p>Open Space and Natural Resources: Fish run, Cottontail Acres (Louise Horton Area)</p> <p>Has public access</p>

Name	Acres	General Boundaries	Historic, Recreational, Natural Resources and Public Access
Long Pond and Depot Pond	27.9	Samoset Road, Route 6, Locust and Mill Roads	<p>Inventoried Historic Resources: 1897 Town of Eastham Library, 1944 and 1946 seasonal homes</p> <p>Un-Surveyed Historic Resources: house that may date to 1764; cottages or cabins from 1910, 1918, the 1930s and 1950s</p> <p>Recreational Resources: Cape Cod Rail Trail</p> <p>Has public access</p>
Minister's Pond and Schoolhouse Pond	22.3	Route 6, Schoolhouse Road, Alston Avenue, and Schoolhouse Road	<p>Inventoried Historic Resources: 1858 Eastham Methodist Episcopal Church Parsonage, 19th century Reuben Brewer Barn</p> <p>Un-Surveyed Historic Resources: 1955 Methodist Church, cottages from the 1930s to 1950s</p> <p>Open Space and Natural Resources: New England Bluet damselfly (Minister's Pond)</p> <p>No public access to Minister's Pond</p> <p>Schoolhouse Pond has public access</p>
Muddy Pond	10.5	Smith Farm, Highland, and Appleseed Roads	<p>Inventoried Historic Resources: 1795 Heman Doane House</p> <p>Un-Surveyed Historic Resources: cottages or cabins from the 1940s and 1950s</p> <p>No public access</p>
Bridge Pond	10	Nickerson Parcel, Herring Brook Road,	<p>Recreational Resources: Wiley Park</p> <p>Open Space and Natural Resources: Herring run, Nickerson Parcel, Robert Mumford Conservation Land</p> <p>Has public access</p>
Widow Harding	9	Samoset Road, Dirks Drive,	<p>Un-Surveyed Historic Resources: seasonal</p>

Name	Acres	General Boundaries	Historic, Recreational, Natural Resources and Public Access
Pond		Nickerson Parcel, and Clark's Point Road	homes from 1900, 1930s, 1950s, and 1960 Open Space and Natural Resources: Nickerson Parcel Has public access
Jemima Pond	6	Cottontail Acres (Louise Horton Area), Samoset and Nickerson Roads	Un-Surveyed Historic Resources: house that may date to 1923 Recreational Resources: Town Landing Open Space and Natural Resources: Cottontail Acres (Louise Horton Area) Has public access
Deborah's Pond	NA	Hatch Way, Great Pond and Colony Roads, and Route 6	Un-Surveyed Historic Resources: cottages or cabins from the 920s,1940s, and 1950s Has public access
Molls Pond	NA	Alston Avenue and Schoolhouse Roads	Un-Surveyed Historic Resources: cabins or seasonal homes from the 1940s and 1950s Open Space and Natural Resources: Cranberry bog No public access

* Information about the former herring run was provided by Sandy Bayne.

APPENDIX 4: LIST OF INVENTORIED PROPERTIES

The following table is a list of the properties within the priority heritage landscapes that have been surveyed and inventoried. The names of the properties, styles and dates are taken from the MASSACHUSETTS HISTORICAL COMMISSION forms. As most of the surveys date back to 1985 and 1995, the report recommends that the town of Eastham consider updating the existing inventory forms with recent United States Geological Survey topographic sheets that record the building location and adding current photographs of the building. The updates should also include a map of the parcel that documents the building footprint and associated landscape features.

Inventoried Properties Located within the Priority Heritage Landscapes						
MHC ID Number	Name	Year	Style	Map and Parcel	Street Number	Street Name
Rock Harbor, Dyer Prince Road, and Bridge Road						
EAS.J	Bridge Road-Dyer Prince Road Area Form					
EAS.803	Bridge Road Cemetery	1720		166-802		Bridge Road
EAS.905	Bridge Road Bridge over Boat Meadow	1941				Bridge Road
EAS.53	Nickerson, Reuben House	1830	Greek Revival	20-14	20	Bridge Road
EAS.54	Harding-Harden House	1840		20-11	25	Bridge Road
EAS.168		1950	Cape; postwar	20-15 A	70	Bridge Road
EAS.169		1850		20-12 A	85	Bridge Road
EAS.170		1950		20-060	105	Bridge Road
EAS.55	Nickerson, Reuben House	1830	Greek Revival	20-59	120	Bridge Road
EAS.171		1950	Postwar traditional	20-61	155	Bridge

Inventoried Properties Located within the Priority Heritage Landscapes						
MHC ID Number	Name	Year	Style	Map and Parcel	Street Number	Street Name
			ranch			Road
EAS.56	Harding, Capt. Henry K House	1828	Federal; Greek Revival	20-62	220	Bridge Road
EAS.57	Smith, Isaac House	1738	Colonial	20-63	225	Bridge Road
EAS.172		1952	Cape; postwar traditional	20-64	255	Bridge Road
EAS. 173		1981	Cape; postwar traditional	20-68	280	Bridge Road
EAS.174		1950	Cape; postwar traditional	20-67	325	Bridge Road
EAS.58	Collins, Freeman House			20-70	385	Bridge Road
EAS.175		1966	Postwar traditional	20-71	420	Bridge Road
EAS.176		1910	Cape; colonial revival	20-74	585	Bridge Road
EAS.177		1977	Cape; postwar traditional	20-76	625	Bridge Road
EAS.59	Knowles, Robert-Sherman, Capt. John House	1770	Colonial; Italianate	20-83	650	Bridge Road
EAS.178		1986		20-93	665A-B	Bridge Road
EAS.60	Walker, Benjamin House	1798	Federal	19-95	665	Bridge Road
EAS.179	Smith, Dean - Hurd,	1825	Federal	20-10	10	Dyer Prince

Inventoried Properties Located within the Priority Heritage Landscapes						
MHC ID Number	Name	Year	Style	Map and Parcel	Street Number	Street Name
EAS.180	Luther House			20-07	31	Dyer Prince Road
EAS.181		1950	Cape; postwar	20-6, 6A, 8	30-40	Dyer Prince Road
EAS.182		1974	Cape	20-05	41	Dyer Prince Road
EAS. 183	Harding, H.K. House	1880		20-02	50	Dyer Prince Road
EAS.184		1992		20-1	52	Dyer Prince Road
EAS.185		1985		20-1 A	54	Dyer Prince Road
EAS.186	Smith-Knowles House	1828	Federal	19-98	60	Dyer Prince Road
EAS.187		1985		19-97	73	Dyer Prince Road
EAS.188		1978	Cape; postwar traditional	19-100	80	Dyer Prince Road
EAS.189	Higgins, Ephram House	1840		19-102	101	Dyer Prince Road
EAS.190		1997		19-104 C	110	Dyer Prince Road

Inventoried Properties Located within the Priority Heritage Landscapes						
MHC ID Number	Name	Year	Style	Map and Parcel	Street Number	Street Name
EAS.191		1955	Cape; postwar traditional	19-104 A	120	Dyer Prince Road
EAS.192		1949	Cape; postwar traditional	19-114 A	220	Dyer Prince Road
EAS.193		1968	Cape; postwar traditional	19-115 B	330	Dyer Prince Road
EAS.194		1925		19-119	431	Dyer Prince Road
EAS.195	Prince, Dyer House	1780	Federal	19-43 A	480	Dyer Prince Road
EAS.197	Rock Harbor Shed	1950		19-118, 120	531-631	Dyer Prince Road
EAS.198	Barton, Motor Court Cabin	1950		19-118, 120	531-631	Dyer Prince Road
EAS.196					600	Dyer Prince Road
Route 6 (State Highway)						
EAS.1	Farmstead	1890		20-125 A	10	Smith Lane
EAS.2	Smith, Heman II House	1750		20-127 A	175	State Highway
EAS.3	Sparrow, Caleb House Farmstead	1856	Greek Revival	20-129	305	State Highway
EAS.4	Walker Homestead	1858	Greek Revival	20-120	315	State Highway

Inventoried Properties Located within the Priority Heritage Landscapes						
MHC ID Number	Name	Year	Style	Map and Parcel	Street Number	Street Name
EAS.5		1930	Dutch Colonial	20-133A	345	State Highway
EAS.6		1850	Greek Revival	21-1	375	State Highway
EAS.9	Lincoln, Sylvester H. House	1895	Victorian Eclectic	21-2	445	State Highway
EAS.10	Lincoln, Capt. Hinckley House	1840	Greek Revival	21-4	475	State Highway
EAS.7		1936	Seasonal Cottage	21-81 D	360	State Highway
EAS.8		1920	Bungalow	21-81 C	410	State Highway
EAS.11	Rogers, Alvan House	1840	Greek Revival	21-7	575	State Highway
EAS.12				21-75	580	State Highway
EAS.13	Mayo, Abijah House			21-10B	645	State Highway
EAS.14				21-30	855	State Highway
EAS.15	Rogers, James House	1855	Greek Revival	18-29	1080	State Highway
EAS.217 through EAS.233 EAS.L	Roger B. Moulton Cabins and Garage	1930, 1935	Colonial Revival	18-297A	50	Hay Road
	Roger B. Moulton Cabins and Garage	1930, 1935	Colonial Revival	18-297B	52	Hay Road
	Roger B. Moulton Cabins and Garage	1930, 1935	Colonial Revival	18-297C	54	Hay Road
	Roger B. Moulton Cabins and Garage	1930, 1935	Colonial Revival	18-297D	56	Hay Road

Inventoried Properties Located within the Priority Heritage Landscapes						
MHC ID Number	Name	Year	Style	Map and Parcel	Street Number	Street Name
	Roger B. Moulton Cabins and Garage	1930, 1935	Colonial Revival	18-297 E	58	Hay Road
	Roger B. Moulton Cabins and Garage	1930, 1935	Colonial Revival	18-297F	60	Hay Road
	Roger B. Moulton Cabins and Garage	1930, 1935	Colonial Revival	18- 297G	62	Hay Road
	Roger B. Moulton Cabins and Garage	1930, 1935	Colonial Revival	18- 297H	64	Hay Road
	Roger B. Moulton Cabins and Garage	1930, 1935	Colonial Revival	18-297I	66	Hay Road
	Roger B. Moulton Cabins and Garage	1930, 1935	Colonial Revival	18-297J	68	Hay Road
	Roger B. Moulton Cabins and Garage	1930, 1935	Colonial Revival	18- 297K	70	Hay Road
	Roger B. Moulton Cabins and Garage	1930, 1935	Colonial Revival	18-297L	72	Hay Road
	Roger B. Moulton Cabins and Garage	1930, 1935	Colonial Revival	18- 297M	74	Hay Road
	Roger B. Moulton Cabins and Garage	1930, 1935	Colonial Revival	18- 297N	76	Hay Road
EAS.16	Roger B. Moulton Cabins and Garage	1930, 1935	Colonial Revival	18- 297O	78	Hay Road
	Roger B. Moulton Cabins and Garage	1930, 1935	Colonial Revival	18- 297P	80	Hay Road
	Knowles, Freeman Elsworth House	1890		18-27	1150	State Highway
	Knowles, Freeman House	1820	Federal	18-41A	1220	State Highway
EAS.18	Wareham, William House	1850		18-51E	1240	State Highway
EAS.19	Rogers, Charles A. -	1850	Greek	18-60	1370	State

Inventoried Properties Located within the Priority Heritage Landscapes						
MHC ID Number	Name	Year	Style	Map and Parcel	Street Number	Street Name

	Smith, Francis W. House		Revival			Highway
EAS.234, 235, 236, 237	Smith Heights Cottages and Garage and Storage Shed	1910	Bungalow'	18-61	1440	State Highway
EAS.20		1920		18-308	1685	State Highway
EAS.21		1840		18-309A	1705	State Highway
EAS.22	Mayo, Freeman Doane House	1840	Greek Revival	18-311	1775	State Highway
EAS.23	Paine, Seth House	1858	Greek Revival	15-120A	1895	State Highway
EAS.800	Cove Burying Ground	1646		18-28	1100	State Highway
EAS.43	Smith, Capt. Heman House		Federal, Greek Revival, Italianate	22-9	70	Old State Highway
EAS.44	Sparrow, Capt. Samuel S. House	1850	Greek Revival	20-117B	90	Old State Highway
EAS.45	Smith, Richard House	1850	Greek Revival	20-116A		
EAS.24		1925	Dutch Colonial Revival	15-110	1950	State Highway
EAS. 25	Lombard, Lewis House	1870		15-152	2085	State Highway
EAS.26	Knowles, Thomas House	1890	Victorian Eclectic	15-101	2165	State Highway
EAS.27	Dill, Freeman House	1842	Greek Revival	15-100	2170	State Highway
EAS.28	Swift, Nathaniel	1741	Colonial	15-72	2375	State

Inventoried Properties Located within the Priority Heritage Landscapes						
MHC ID Number	Name	Year	Style	Map and Parcel	Street Number	Street Name

	Gustavus F. House					Highway
EAS.163		1949	Cape; postwar	15-67A	2425	State Highway
EAS.164		1948	Cape; postwar	15-66	2455	State Highway
EAS.165	Eastham Superette	1930	Cape; postwar traditional	15-59	2475	State Highway
EAS.29	Eastham Town Hall	1912	Colonial Revival	15-61	2500	State Highway
EAS.900	Society of Colonial Wars First Encounter Memorial	1920		15-61	2500	State Highway
EAS.901	Eastham Windmill	1793		15-12	2515	State Highway
EAS.166	Beach Plum Motor Lodge	1900	Colonial Revival	15-11	2555	State Highway
EAS.167		1960	Postwar traditional	15-10	2605	State Highway
EAS. 30	Atwood, John House	1850		15-9	2645	State Highway
EAS.31	Sullivan House	1850		12-16	2755	State Highway
EAS. 32	Sullivan House Ell	1850			2755	State Highway
EAS. 33	Seabury, George-Sparrow, John	1823		12-17	2765	State Highway
EAS. 212	Lobster Shanty Restaurant	1935	Colonial Revival	12-14	2905	State Highway
EAS.34	Brewer, Reuben House	1828	Federal	12-63 G	3070	State Highway

Inventoried Properties Located within the Priority Heritage Landscapes						
MHC ID Number	Name	Year	Style	Map and Parcel	Street Number	Street Name
EAS.213	Brewer, Reuben Barn			12-63	3080	State Highway
EAS.35	Chipman, Barnabas	1891	Queen Anne	12-54	3085	State Highway
EAS.36	Higins, Eldad A. House	1858		11-50	3265	State Highway
EAS.801	Congregational and Soldiers' Cemetery	1813		11-57		
EAS. 37	Eastham Methodist Episcopal Church Parsonage	1858		11-49	3280	State Highway
EAS.802	Evergreen Cemetery	1806		11-88		
FRESHWATER PONDS						
EAS.61	Herman Doane House	1795	Federal	14-174	1800	Bridge Road
EAS.O	Kingsbury Beach Road					
EAS.409	Smith, Richard Flood House	1853		11-215 B	425	Kingsbury Beach Road
EAS.551		1965		11-216	445	Kingsbury Beach Road
EAS.412		1929		11-217	455	Kingsbury Beach Road
EAS.552	Polley, Herman House	1950		11-218	505	Kingsbury Beach Road
EAS.415	Smith, Richard Flood Jr House	1870	Victorian Eclectic	11-219	545	Kingsbury Beach Road
EAS.416	Smith, Philip	1840	Greek	11-220	625	Kingsbury Beach

Inventoried Properties Located within the Priority Heritage Landscapes						
MHC ID Number	Name	Year	Style	Map and Parcel	Street Number	Street Name
	Homestead		Revival			Road
EAS.214	Great Pond Hunting Camp	1925		14-85	55	Clark's Point Road
EAS.215	Great Pond Hunting Camp Garage	1910		14-85	55	Clark's Point Road
EAS.69	Eastham Public Library	1897	Colonial Revival	15-36	190	Samoset Road
EAS.162		1944		15-14	290	Samoset Road
EAS.155		1946			80	Depot Road
EAS.37	Eastham Methodist Episcopal Church Parsonage	1858	Greek Revival	11-49 J	3280	State Highway
EAS.213	Brewer, Reuben Barn			12-63 F	3080	State Highway

Fort Hill						
EAS. 110	Penniman, Capt. Edward Barn	1880	Second Empire	26- 37- 78		Fort Hill Road
EAS.111	Penniman, Capt. Edward House	1868	Second Empire	26-35- 77		Fort Hill Road
EAS.199	Knowles, Sylvanus House	1864	Greek Revival			Fort Hill Road
EAS.200	Knowles, Seth House	1790	Georgian			Fort Hill Road
EAS.916	Penniman, Capt. Edward Decorative Fence	1868				Fort Hill Road
EAS.917	Penniman, Capt. Edward Stone	1868				Fort Hill Road

Inventoried Properties Located within the Priority Heritage Landscapes

MHC ID Number	Name	Year	Style	Map and Parcel	Street Number	Street Name
	Retaining Wall					
EAS.918	Penniman, Capt. Edward Whalebone Gate	1868				Fort Hill Road
EAS.919	Penniman, Capt. Edward Hitching Posts	1868				Fort Hill Road
EAS.920	Penniman, Capt. Edward Flagpole	1868				Fort Hill Road
EAS.921	Cape Cod National Seashore Lower Parking Lot	1970				Fort Hill Road
EAS.922	Fort Hill Stone Walls	1750				Fort Hill Road
EAS.923	Treat, Rev. Samuel Property Marker	1700				Fort Hill Road
EAS.924	Quarried Rock					Fort Hill Road
EAS.925	Fort Hill Road Spiked Rock					Fort Hill Road
EAS.926	Cape Cod National Seashore Upper Parking Lot	1960				Fort Hill Road

APPENDIX 5: LIST OF RECOMMENDED PROPERTIES TO SURVEY

The following table is a list of properties within the Freshwater Ponds, Fort Hill and Route 6 priority heritage landscapes that were identified by the project team as being fifty years or older and therefore potential structures for survey, evaluation and inclusion on the Massachusetts Historical Commission Inventory of Historic and Archaeological Assets. The dates are taken from the Assessor's Online Database. This is not intended to be a complete list of un-surveyed properties within the priority heritage landscapes, but could provide a starting point for future survey efforts.

Table of Recommended Properties to Survey			
Freshwater Ponds			
Deborah's Pond	180 Great Pond	14-99	1959
Deborah's Pond	210 Great Pond	14-98	1950
Deborah's Pond	300 Mill Road	11-75	1920
Deborah's Pond	20 Colony Road	11-157	1926
Great Pond	45 Beehive Road	11-222B	1877
Great Pond	555 Great Pond Road	11-194	1890
Great Pond	15 Great Pond Road	14-100	1910
Great Pond	315 Mill Road	11-079D	1950
Great Pond	570 Samoset Road	14-91	1900
Great Pond	590 Samoset Road	14-89	1924
Great Pond	630 Samoset Road	14-87	1800
Herring Pond	110 Crosby Village Road	14-216	1924
Herring Pond	120 Crosby Village Road	14-215	1950

Table of Recommended Properties to Survey			
Herring Pond	150 Crosby Village Road	14-213	1938
Herring Pond	160 Crosby Village Road	14-212	1948
Herring Pond	180 Crosby Village Road	14-209	1954
Herring Pond	380 Crosby Village Road	14-197	1951
Herring Pond	570 Samoset Road	14-91	1900
Herring Pond	305 Mill Road	11-79C	1764
Jemima Pond	723 Rear Samoset	14-82	1923
Long Pond	305 Mill Road	11-79	1764
Long Pond	395 Locust Road Rear	11-061B	1932
Long Pond	315 Mill Road	11-079D	1950
Long Pond	295 Mill Road	11-79B	1951
Long Pond	285 Mill Road	11-78	1957
Long Pond	275 Mill Road	11-77	1910
Long Pond	185 Mill Road	15-26	1918
Ministers Pond	3200 State Highway	12-055	1955
Ministers Pond	1020 State Highway	11-049A-I	1930's, 1940's
Ministers Pond	25 Sharon Circle	11-39	1953
Ministers Pond	35 Sharon Circle	11-38	1954
Ministers Pond	235 Alston Street	11-21	1956
Ministers Pond	10 Alston Court	12-92	1958
Ministers Pond	75 Knowles Street	12-75A	1940

Table of Recommended Properties to Survey			
Molls Pond	160 Meetinghouse Road	12-294B	1951
Molls Pond	180 Meetinghouse Road	9-148	1954
Molls Pond	190 Meetinghouse Road Rear	12-295	1949
Molls Pond	65 Piper Lane	12-265	1950
Molls Pond	3 Fairview Avenue	12-274	1953
Schoolhouse Pond	3160-3164 State Highway	12-57C	1946
Schoolhouse Pond	3168 State Highway	12-57C	1958
Widow Harding Pond	630 Samoset Road	14-87	1800
Widow Harding Pond	1000 Samoset Road	14-72	1900
Widow Harding Pond	1090 Samoset Road	14-70	1933
Widow Harding Pond	10 Dirks Drive	13-08	1959
Widow Harding Pond	20 Dirks Drive	13-07	1960
Fort Hill			
	2 Governor Prence Road	18-062A	1800
	35 Governor Prence Road	18-099	1766
	30 Governor Prence Road	18-103	1840
	45 Governor	10-100A-D	1950-1951

Table of Recommended Properties to Survey			
	Prence Road		
	65 Governor Prence Road	18-105	1969
	1600 State Highway	18-101	1766
	10 Mary Chase Road	18-063	1880
Route 6 (State Highway)			
	15 Ellis Lane	22-002A	1950
	30 Old State Highway	22-004A	1930
	160 Ellis Lane	22-005	1929
	150 Ellis Lane	22-006	1900
	150 State Highway	20-114	1924
	320 State Highway	20-110	1930
	365 State Highway	20-133	1950
	450 State Highway	21-80A	1900
	570 State Highway	21-76A	1959
	595 State Highway	21-8	1931
	645 State Highway	21-10B	1915
	690 State Highway	21-65	1948
	700 State Highway	21-64	1930
	704-764 State Highway	21-63B	1951
	715 State Highway	21-27	1949
	780 State Highway	21-62A	1913
	785 State Highway	21-29 A-P	1950's

Table of Recommended Properties to Survey			
	5 Perkins Glen	21-31A	1950
	10 Kittiwake Lane	21-53	1928
	999 State Highway	18-200	1940
	1035 State Highway	18-201	1950
	1055-1085 State Highway	18-202 A-P	1960's
	1150 State Highway	18-27	1959
	15 Corliss Way	18-25	1939
	45 Governor Prence Road	18-100	1950's
	1875 State Highway	18-314	1924
	55 Salt Pond Road	12-53	1920
	1925 State Highway	15-109	1956
	1975 State Highway	15-108 A-J	1940's
	1 Rabbit Run Way	15-95A	1956
	2320 State Highway	15-93	1938
	2355 State Highway	15-87	1958
	2390 State Highway	15-70	1928
	2420 State Highway	15-69	1952
	2455 State Highway	15-66	1948
	2555 State Highway	15-11	1900
	2605 State Highway	15-10	1960
	2665 State Highway	15-7	1923
	2705 State Highway	15-5	1950
	2855 State Highway	12-14B	1950




Table of Recommended Properties to Survey			
	3090 State Highway	12-62	1950
	3100 State Highway	12-61	1950
	5 Walters Way	11-59	1952
	3298 State Highway	11-49 A-J	1940's
	3460 State Highway	11-51	1953




APPENDIX 6: COMMON BUILDING TYPES AND STYLES OF EASTHAM




The following table shows examples of the common building types and styles which are found in Eastham and provides information about the period in which they were typically built and the common and distinguishing features and characteristics.


COMMON HISTORIC BUILDING FORMS AND STYLES OF EASTHAM, MASSACHUSETTS			
ARCHITECTURAL FORM	OCCURRENCE	FEATURES AND CHARACTERISTICS	EXAMPLE ¹
Half Cape	The Cape Cod house form was developed in the late seventeenth century and has continued to be built in Eastham up until the present day.	One-and-a-half story, rectangular house, wood-frame construction, central chimney, pitched gable roof. Earlier examples have no space between the eave and window head. Later examples have a foot or two between eave and window head. Two windows on one side of the front door.	
Three-quarter Cape	The Cape Cod house form was developed in the late seventeenth century and has continued to be built in Eastham up until the present day.	One-and-a-half story, rectangular house, wood-frame construction, central chimney, pitched gable roof. Earlier examples have no space between the eave and window head. Later examples have a foot or two between eave and window head. Two windows are placed on one side of the door and a single window on the other	

¹ Photo credits for this table may be found in the Bibliography.

COMMON HISTORIC BUILDING FORMS AND STYLES OF EASTHAM, MASSACHUSETTS			
ARCHITECTURAL FORM	OCCURRENCE	FEATURES AND CHARACTERISTICS	EXAMPLE ¹
		side of the front door.	
Full Cape	The Cape Cod house form was developed in the late seventeenth century and has continued to be built in Eastham up until the present day.	One-and-a-half story, rectangular house, wood-frame construction, central chimney, pitched gable roof. Earlier examples have no space between the eave and window head. Later examples have a foot or two between eave and window head. On the front façade, two windows are placed on either side of the front door.	
Georgian	1700-1800	Two-story timber-frame house, hipped or gable roof, central chimney, symmetrical plain façade, classical cornice with dentils, sidelights, and transom light above door.	
Federal	1780-1840	Side-gabled, center gabled, or hipped roof, central chimneys, symmetrical façade, sidelights, and rectangular transom lights above door.	

COMMON HISTORIC BUILDING FORMS AND STYLES OF EASTHAM, MASSACHUSETTS			
ARCHITECTURAL FORM	OCCURRENCE	FEATURES AND CHARACTERISTICS	EXAMPLE ¹
Greek Revival	1800-1850	The side hall form of Greek Revival with front gable on the primary massing and a side ell is common. Front-gabled roof and pedimented roof; the roof cornice is emphasized with wide band of trim. Heavy lintel above door, narrow sidelights, pilaster corner boards, and returns.	
Gothic Revival	1850-1900	Centered gable, steeply pitched roof, and steep cross gables. Pointed or rounded arched upper windows, narrow chimneys, and hooded door with heavy brackets.	
Italianate	1840-1880	Rectangular (almost square), two to three-story house, low pitched roof, large brackets, tall first floor windows, and square cupola.	

COMMON HISTORIC BUILDING FORMS AND STYLES OF EASTHAM, MASSACHUSETTS			
ARCHITECTURAL FORM	OCCURRENCE	FEATURES AND CHARACTERISTICS	EXAMPLE ¹
Second Empire	1860-1890	Mansard roof with two different roof slopes, decorated dormer windows, ornamental eaves, and other features such as multi-colored and patterned slate tiles, molded cornices bounding the lower roof slope above and below, and quoins. The entrance doors are arched double doors. The classical elements and cupola can also be found in other styles, but bear noting.	
Queen Anne	1880-1900	More complex building mass and a wider variety of window forms. It has a variety of architectural elements such as bay windows, porches, and ornamental shingles.	
Colonial Revival	1890-1940	Hipped or gable roof, portico over front door, classical cornice, use of brick, symmetrical arrangement of doors and windows. The entrance is crowned with pediment and supported by pilasters and sidelights.	

COMMON HISTORIC BUILDING FORMS AND STYLES OF EASTHAM, MASSACHUSETTS			
ARCHITECTURAL FORM	OCCURRENCE	FEATURES AND CHARACTERISTICS	EXAMPLE¹
Bungalow	1890-1940	One or one-and-a-half story house, wood-frame construction, dormers and widely overhanging eaves are common.	

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